

**AGENDA
SPECIAL MEETING
JENKS CITY COUNCIL
TUESDAY, JUNE 23, 2026, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM**

If you require special accommodations pursuant to the Americans with Disabilities Act, please notify the City Clerk's Office at (918) 299-5883 or email agendas@jenksok.org.

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

ANIMAL WELFARE SPOTLIGHT

CITIZEN COMMENTS

BUSINESS

Official action can only be taken on items which appear on the agenda. The City Council may adopt, approve, ratify, deny, defer, recommend, amend, strike, or continue any agenda item (except for Item 1).

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
 - A. Approve minutes of the regular meeting held on June 02, 2026.
 - B. Monthly Reports
 - C. Approve Resolution 900, accepting the waterline infrastructure from Eighteen Acres Ranch subdivision.
 - D. Approve Preliminary Plat for Lahoma Family North. General Location: 121st St& HWY 75
 - E. Approve Preliminary Plat for The Summit at Pine Ridge. General Location: E of NE Corner of 141st ST & Elm St
 - F. Approve award of mowing, weed eating and flower bed maintenance services for the period of July 1, 2026, to October 31, 2026, to:
 - **Abundant Life Lawn Services** in an amount of \$54,780 (Account No. 50-522- 5250), and \$21,460 (Account No. 50-523-5250) and \$13,320 (Account No. 90-919-5250), and \$50,670 (Account No. 10-561-5250), and \$19,200 (Account No 10-245-5248).
 - **Mow-Town Outdoors** in an amount of \$39,105 (Account No. 50-522-5250), \$18,405 (Account No. 50-523-5250), and \$31,291 (Account No. 10-561-5250).
 - **Hazelwood's Lawn Service** in the amount of \$16,663 (Account No. 50-522-5250) and \$1,380 (Account 10-561-5250), and \$13,972.50

(Account No. 50-523-5250)

Funding for the same is included in the FY26-27 Budget.

- G. Approval of Interlocal Agreement between County of Tulsa, Oklahoma and the City of Jenks, Oklahoma concerning road and bridge maintenance and repair.
2. Consideration and appropriate action relating to items removed from the Consent Agenda
 3. Agreement between the Jenks Fire Department and IAFC for a production and distribution of a "Thought Leadership" video. [Chief Ostrum]
 4. Resolution 901, a supplemental appropriation in the amount of \$27,000 from account 10-411-5252 (City - Fire Suppression Capital Fund - Professional Services) related to agreement between the Jenks Fire Department and IAFC.
 5. Adoption of the Jenks Downtown Master Plan.
 6. Ordinance 1688, an ordinance adopting an employee retirement system, defined benefit plan for the City of Jenks, Jenks Public Works Authority & Jenks Aquarium Authority, Oklahoma; providing retirement benefits for eligible employees of city of Jenks, Oklahoma; providing for purpose and organization; providing for definitions; providing for eligibility and participation; providing for employer and employee contributions; providing for accounting, allocation, and valuation; providing benefits; providing for required notice; providing for amendments and termination; providing for transfer to and from other plans; creating a committee and providing for powers, duties, and rights of committee; providing for payment of certain obligations; providing for duration and payment of expenses; providing for effective date; providing for vesting schedules; providing for a fund to finance the system to be pooled with other incorporated cities, towns and their agencies and instrumentalities for purposes of administration, management, and investment as part of the Oklahoma Municipal Retirement Fund; providing for payment of all contributions under the system to the Oklahoma municipal retirement fund for management and investment; providing for non-alienation of benefits; adopting those amendments mandated by the internal revenue code; providing for employer pickup of mandatory contributions; providing for repealer and severability; and declaring an emergency.
 7. Emergency Clause for Ordinance 1688, making it effective immediately upon passage since the immediate operations of the provision of the Ordinance are necessary for the preservation of public health and safety
 8. Ordinance 1689, an ordinance amending the employee retirement system, defined contribution plan for the City of Jenks, Jenks Public Works Authority & Jenks Aquarium Authority; providing retirement benefits for eligible employees of the City of Jenks, Oklahoma, Jenks Public Works Authority & Jenks Aquarium Authority; pertaining to contributions by employer; providing for repealer and severability; and declaring an emergency.
 9. Emergency Clause for Ordinance 1689, making it effective immediately upon passage since the immediate operations of the provision of the Ordinance are necessary for the

preservation of public health and safety

10. Resolution 902, a supplemental appropriation in the amount of \$1,975,023 to account 10-231-5250 (City Operating Fund - General Government - Contractual Services) for initial funding of Defined Benefit Plan.
11. Resolution 903, a supplemental appropriation to account 10-231-5242 (City Operating Fund - General Government - Materials and Supplies) for \$150,000 and 10-231-5250 (City Operating Fund - General Government - Contractual Services) for \$170,000, to fund a lease for City Hall offices at Gateway Plaza.

OTHER BUSINESS

1. City Manager's Report
 - A. Update on S Elm Widening Project
2. Mayor's Report

ADJOURNMENT

**MINUTES
JENKS CITY COUNCIL
TUESDAY, JUNE 2, 2026, 6:00 PM
JENKS CITY HALL, 211 NORTH ELM**

CALL TO ORDER

The Agenda for the Jenks City Council was posted on the City's website at 4:03 PM on May 29, 2026. The meeting was called to order at 06:03 PM on the above date with Mayor Cory Box presiding at Jenks City Hall.

ROLL CALL

Present

John Brown
Kevin Short
Matthew Emmons

Absent

Donna Ogez
Adam Abel
Craig Murray
Mayor Cory Box

INVOCATION

Pastor Tommy Davis of New Direction International gave the invocation.

PLEDGE OF ALLEGIANCE

Pledge of Allegiance was given.

ANIMAL WELFARE SPOTLIGHT

Jenks Animal Control presneted an animal for adoption.

PROCLAMATION

Mayor Cory Box presented Ed Phillips with the Jenks Citizen Planner Award.

CITIZEN COMMENTS

None.

BUSINESS

1. Consideration and appropriate action relating to a request for approval of the Consent Agenda. (All matters listed under "Consent" are considered by the City Council to be routine and will be enacted by one motion. Any Councilor may, however, remove an item from the Consent Agenda by request. A motion to adopt the Consent Agenda is non-debatable.)
- A. Approve minutes of the special meeting held on May 12, 2026.
- B. Monthly Reports
- C. Approve Resolution 898, a resolution accepting Right-of-Way dedication near 2300 W 91st St, as required by the conditional approval of JL 25-412 & JZ 25-700.
- D. Note in the minutes that the City Manager has approved Change Order #5 in the amount of \$3,572.81 resulting in a revised contract total amount of \$9,166,912.89 with Paragon Contractor, LLC, for the South Elm Street Widening Project (111th St to 121st St). Funding for the additional cost is included in the 2020 G.O. Bond Funds

(Account No. 27-840-5393).

Kevin Short made a motion to approve Item 1. John Brown seconded the motion. A roll call vote of members was taken as follows:

Yes: Cory Box, Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short

No: None

Motion Carried.

2. Consideration and appropriate action relating to items removed from the Consent Agenda
Withdrawn.
3. Resolution 899, approving the IAFF Collective Bargaining Agreement for Fiscal Years 2026 and 2027 and authorizing the City Manager to execute the agreement.
City Manager Christopher Shrout introduced Item 3 and answered questions. City Attorney Teresa Nowlin also spoke. Kevin Short made a motion to approve Item 3. Craig Murray seconded the motion. A roll call vote of members was taken as follows:
Yes: Cory Box, Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short
No: None
Motion Carried.
4. Ordinance 1687, related to JZ 26 PUD 156 - a rezoning AG (Agriculture) to CS (Commercial Shopping) and RM2 (Residential Multifamily) with PUD 156 (Planned Unit Development 156) overlay and amending the Comprehensive Plan Future Land Use Map from Business Park to High Intensity Single Family and Regional Commercial. General Location: N of 121st St, E of 33rd W Ave.
Planning Director Marcae Hilton introduced Item 4 and answered questions. City Manager Christopher Shrout also spoke. Mark Grubbs (applicant) addressed the Council and answered questions. Kevin Short made a motion to approve Item 4. Donna Ogez seconded the motion. A roll call vote of members was taken as follows:
Yes: Cory Box, Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Kevin Short
No: Adam Abel
Motion Carried.
5. Public Hearing for the purposed budget for FY 2026-2027 [Sanchez]
Finance Director Micheal Sanchez introduced Items 5 and Item 6. He and City Manager Christopher Shrout answered questions. The floor was open for public comments related to the FY 26-27 Budget. No comments were made.
6. Resolution 897, appropriating and approving the Fiscal Year 2026-2027 Annual Budget as presented and amended to add \$80,000 for health insurance premium increase, providing for a pay plan and benefits program for the City of Jenks, Oklahoma, and providing an effective date of July 01,2026.
John Brown made a motion to approve Item 6. Matthew Emmons seconded the motion. A roll call vote of members was taken as follows:
Yes: Cory Box, Donna Ogez, John Brown, Matthew Emmons, Craig Murray, Adam Abel, Kevin Short
No: None

Motion Carried.

OTHER BUSINESS

1. City Manager's Report

City Manager Christopher Shrout gave his update.

ADJOURNMENT

Jenks City Council adjourned at 07:29 PM.

City of Jenks
Fund 10
Financial Position
As of 05/31/2026

	Actual FY 25-26 Jul 1 - May 31	Budget Year 2 FY 25-26	Budget % Earned/Used FY 25-26	Actual FY 24-25 Jul 1 - May 31
Gross Revenues:				
Sales Tax Collections	\$ 13,485,549.01	\$ 14,116,302.00	96%	\$ 12,056,500.61
Use Tax Collections	3,374,767.65	3,606,572.00	94%	3,329,293.27
Other Licenses & Permits	2,128.50	10,000.00	21%	10,209.00
Electrical Licenses	8,825.00	10,500.00	84%	10,325.00
Plumbing Licenses	9,825.00	10,850.00	91%	12,375.00
Mechanical Licenses	8,775.00	10,250.00	86%	8,525.00
Beverage Licenses	7,600.00	41,500.00	18%	16,457.50
Solicitors Licenses	220.00	2,000.00	11%	430.00
Sign Permits	1,776.26	2,000.00	89%	3,409.50
Electrical Permits	26,217.41	26,500.00	99%	32,885.41
Plumbing Permits	26,476.51	31,000.00	85%	38,582.13
Mechanical Permits	22,642.41	27,500.00	82%	31,593.75
Building Permits	105,730.38	200,000.00	53%	143,908.07
Fire Permits	25,849.66	15,000.00	172%	20,727.00
Solid Waste Revenue	53,809.76	58,000.00	93%	53,066.01
Fireworks Permits	6,820.00	7,000.00	97%	8,170.00
Inspection/Reinspection Fees	4,180.00	7,000.00	60%	4,854.50
Engineering Fees	51,200.00	25,000.00	205%	36,500.00
Building Permits Admin Fee	1,186.58	1,000.00	119%	952.00
Zoning Applications	7,090.00	15,000.00	47%	14,760.00
Alcoholic Beverage Tax	74,218.74	80,000.00	93%	73,232.70
Franchise Fees	1,359,483.48	1,350,000.00	101%	1,263,659.48
Rental Income	13,725.75	14,900.00	92%	8,361.18
McDonald's Rental Income	55,531.51	53,000.00	105%	48,840.00
Assessment Letter	700.00	1,000.00	70%	800.00
Miscellaneous Revenue	168,157.62	110,000.00	153%	169,171.67
Municipal Court Fine	264,558.95	165,000.00	160%	177,956.27
Miscellaneous Zoning Fees	38,374.00	40,000.00	96%	37,850.22
SAFER Grant	377,406.15	421,696.00	89%	-
Gross Receipts	162,394.10	205,000.00	79%	114,793.18
Community Room Rental	1,670.00	1,000.00	167%	1,430.00
Intergovernment Revenue	199,558.00	24,760.00	806%	-
Auction Sales	12,720.00	10,000.00	127%	10,607.00
Interest	55,155.93	45,000.00	123%	43,266.66
Interest on Investment	28,316.28	25,000.00	113%	23,583.05
Total Gross Revenues:	\$ 20,042,639.64	\$ 20,769,330.00	97%	\$ 17,807,075.16

Expenditures:				
City Manager	\$ 245,765.50	\$ 332,450.00	74%	\$ 251,249.05
City Clerk	201,736.32	342,000.00	59%	307,386.69
City Treasurer	229,775.37	254,700.00	90%	226,760.82
City Attorney	48,146.83	97,600.00	49%	69,035.04
Personnel	225,587.22	246,900.00	91%	187,109.72
Admin Support / Records	114,328.15	101,100.00	113%	81,714.13
Municipal Court	102,446.19	125,200.00	82%	100,136.86
General Government	264,982.72	244,000.00	109%	211,245.97
City Planner	38,834.84	114,350.00	34%	174,089.20
Community Development	215,674.11	135,500.00	159%	124,880.83
Uniformed Patrol	3,577,178.59	3,962,850.00	90%	3,146,694.75
Police Reserves	171,202.83	284,400.00	60%	176,578.74
Central Dispatch	459,401.23	679,425.00	68%	530,603.61
Code Enforcement	68,569.05	98,700.00	69%	60,303.28
Fire Suppression	3,901,045.53	4,203,113.00	93%	3,656,986.91
Fire Volunteers	26,849.42	77,500.00	35%	12,843.79
Protective Inspections	242,816.44	333,800.00	73%	273,085.98
Street Maintenance	591,273.93	674,273.00	88%	720,381.37
General Maintenance	26,392.89	32,500.00	81%	27,870.56
Parks & Grounds	897,313.20	1,001,400.00	90%	904,976.82
Animal Control	162,519.47	205,740.00	79%	158,095.48
Total Operating Expenditures:	\$ 11,811,839.83	\$ 13,547,501.00	87%	\$ 11,402,029.60
Capital Expenditures:				
Fire Volunteers	\$ -	\$ 35,000.00	0%	\$ -
Small Capital Projects	-	-	-	-
Total Capital Expenditures:	\$ -	\$ 35,000.00	0%	\$ -
Excess (deficiency) of Revenues over Expenditures:	\$ 8,230,799.81	\$ 7,186,829.00	-	\$ 6,405,045.56
Transfers (In/Out)				
Transfers In	9,726,962.93	\$ 10,725,067.00	91%	\$ 9,043,806.38
Transfers Out	(17,476,154.11)	(18,878,774.00)	93%	(16,021,416.48)
Total Transfers:	\$ (7,749,191.18)	\$ (8,153,707.00)	95%	\$ (6,977,610.10)
Net Change in Fund Balance:	\$ 481,608.63	\$ (966,878.00)	-	\$ (572,564.54)

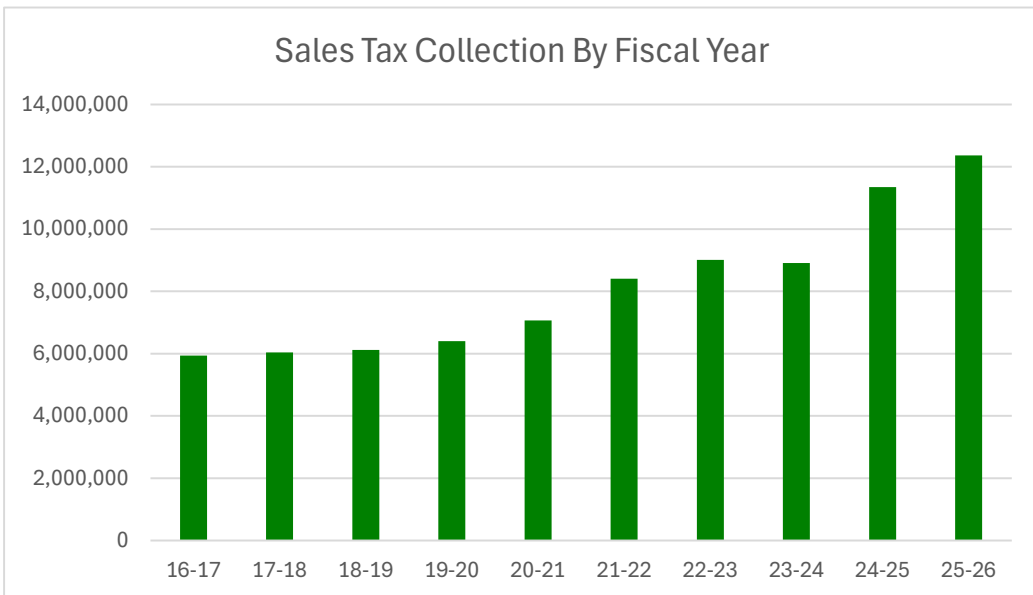
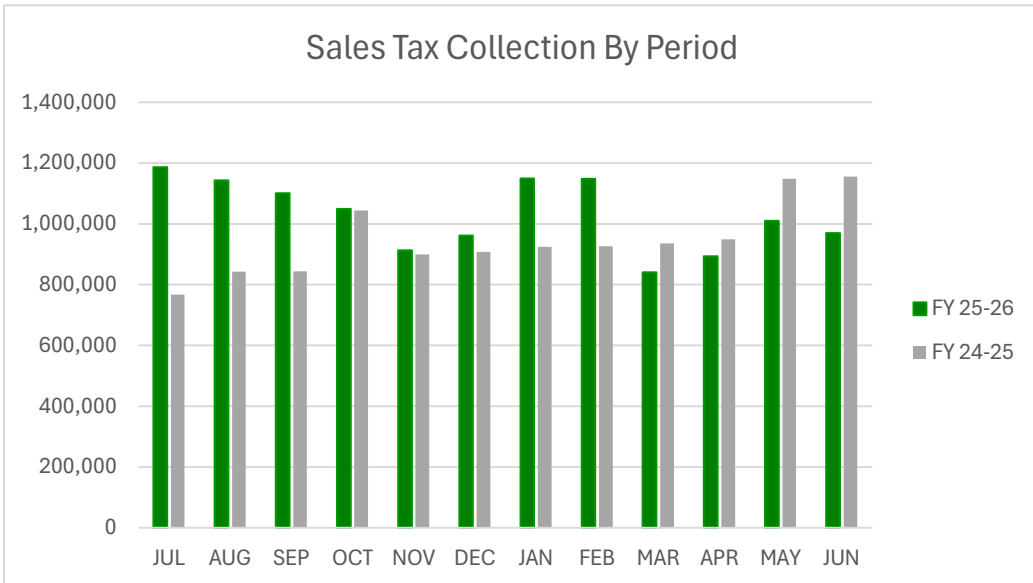
Prepared by Matthew Johnson 06/10/2026



CITY OF JENKS
 211 NORTH ELM STREET • P.O. BOX 2007
 JENKS, OKLAHOMA 74037-2007
 PHONE (918) 299-5883 • FAX (918) 299-4489

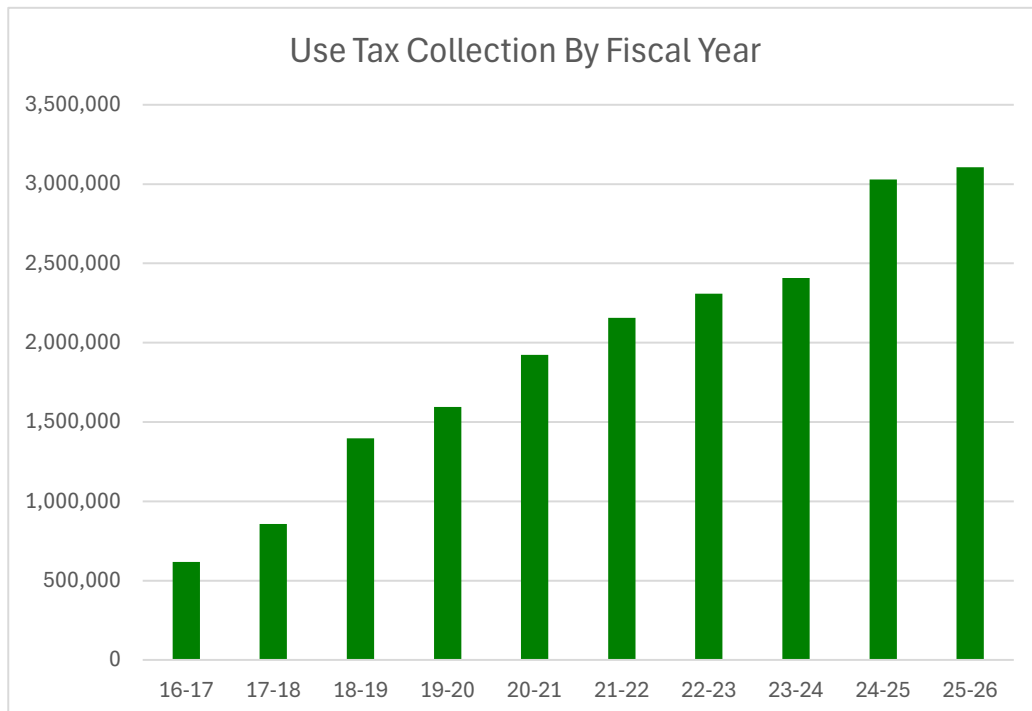
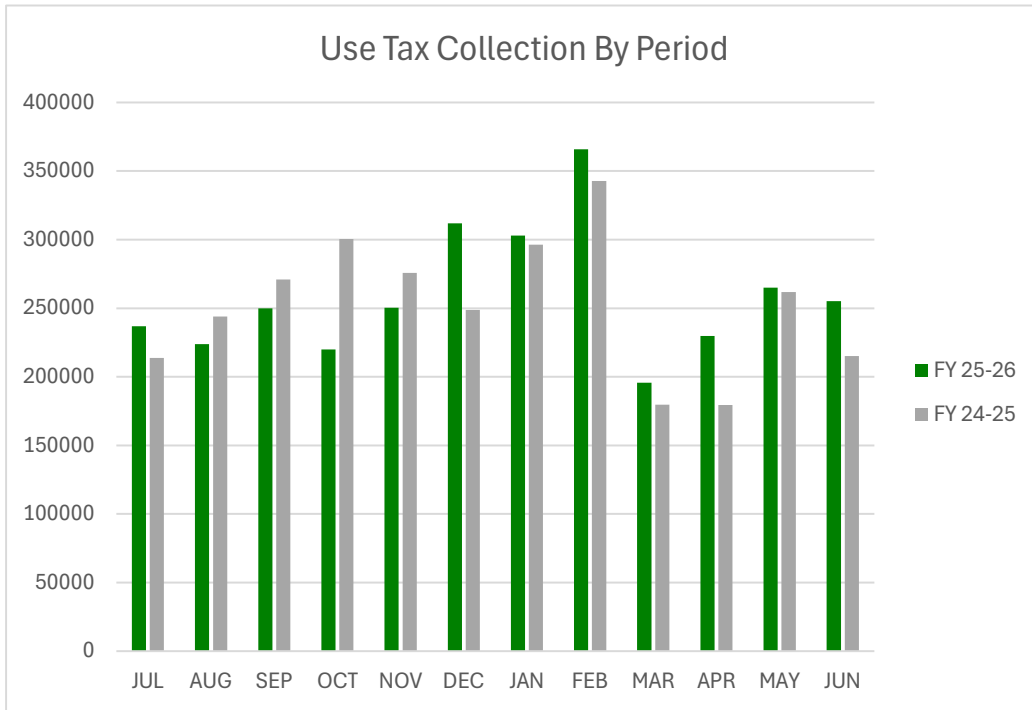
I. Sales & Tobacco Tax, 2% General Fund, 1% Capital

SALES & TOBACCO TAX (vs PRIOR YEAR)			
FY 25-26	FY 24-25	Difference	Percent Change
\$12,365,391	\$11,344,463	\$1,020,928	9.00%
June 2026	June 2025	Difference	Percent Change
\$969,153	\$1,155,871	-\$186,719	-16.15%



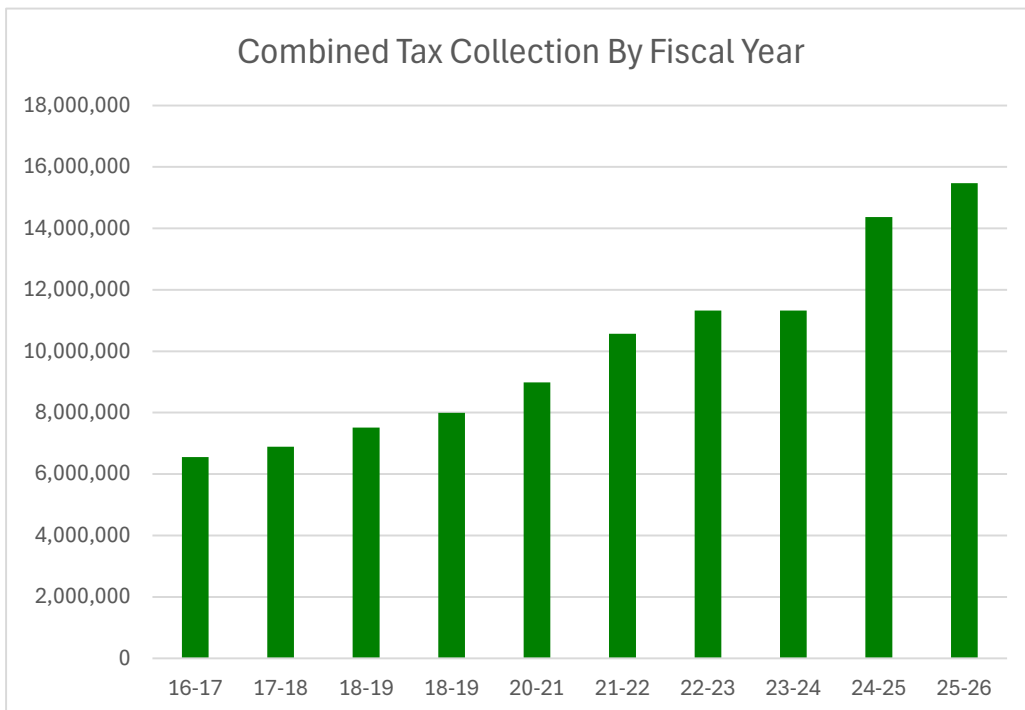
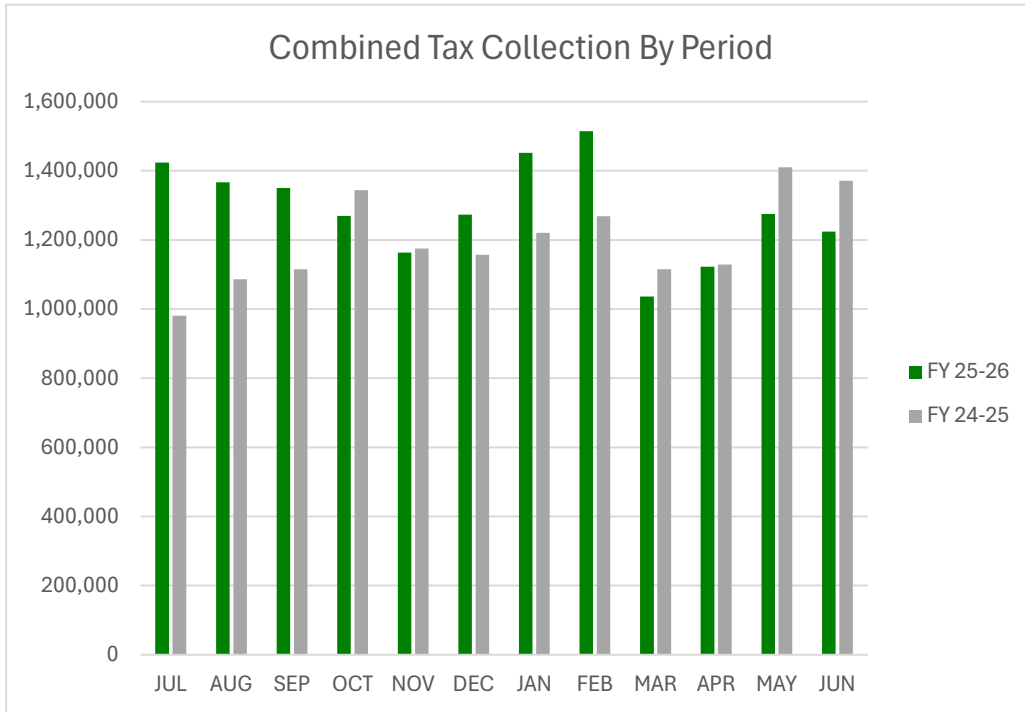
II. Use Tax, 2% General Fund, 1% Capital

USE TAX (vs PRIOR YEAR)			
FY 25-26	FY 24-25	Difference	Percent Change
\$3,107,107	\$3,028,679	\$78,428	2.59%
June 2026	June 2025	Difference	Percent Change
\$255,191	\$215,192	\$39,999	18.59%



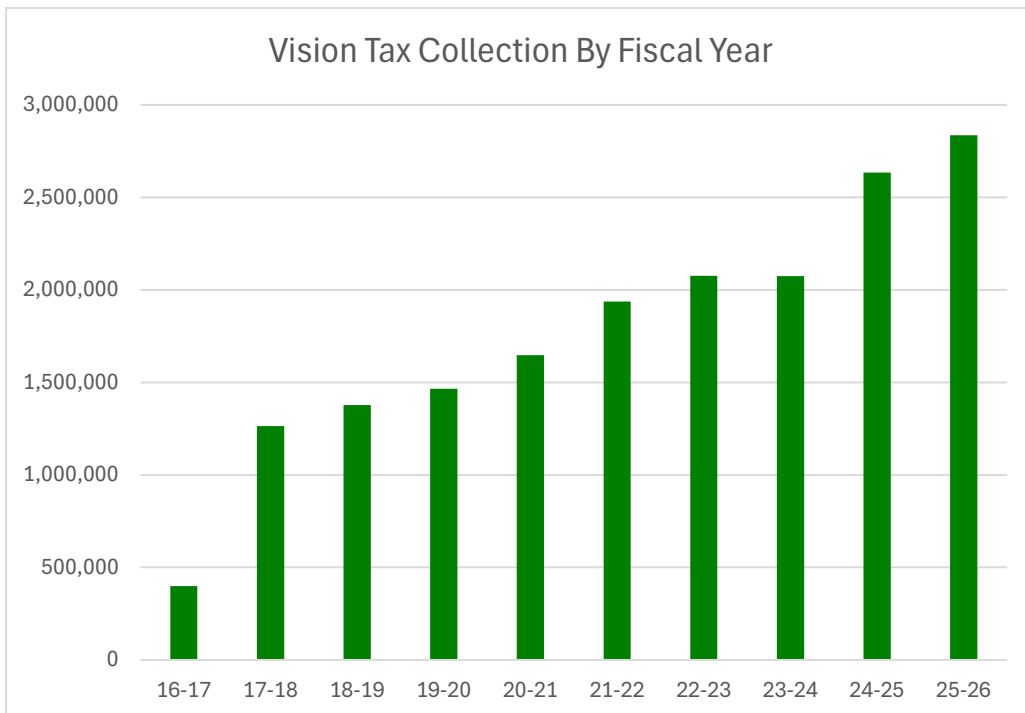
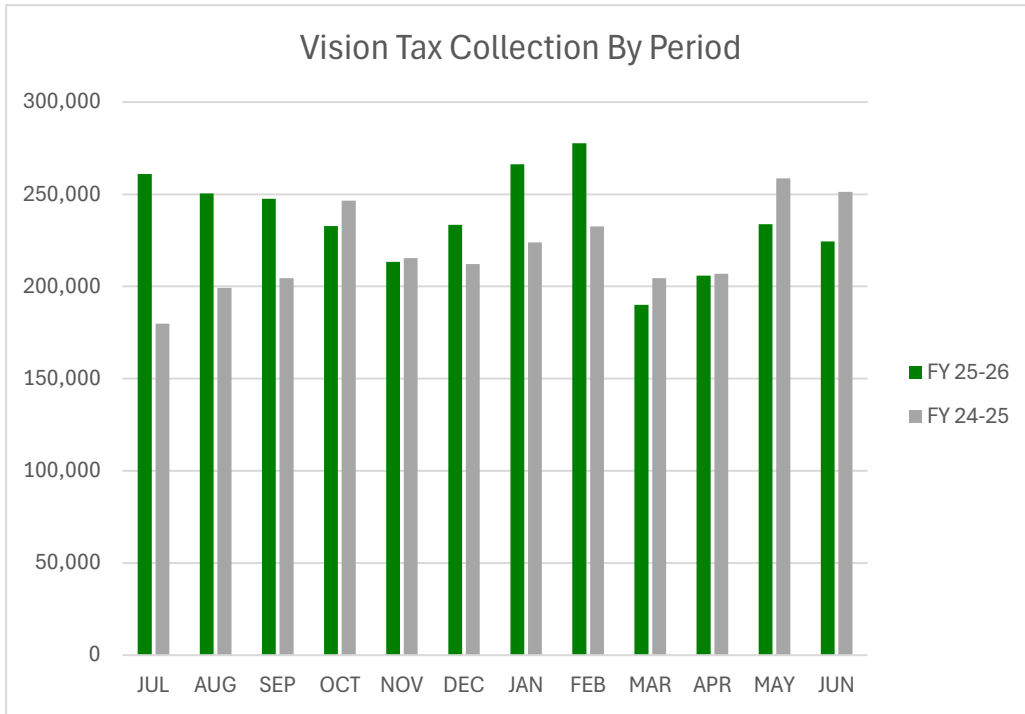
III. Combined Tax (Sales, Use, Tobacco) 2% General, 1% Capital

COMBINED TAX (vs PRIOR YEAR)			
FY 25-26	FY 24-25	Difference	Percent Change
\$15,472,498	\$14,373,143	\$1,099,356	7.65%
June 2026	June 2025	Difference	Percent Change
\$1,224,344	\$1,371,063	-\$146,720	-10.70%



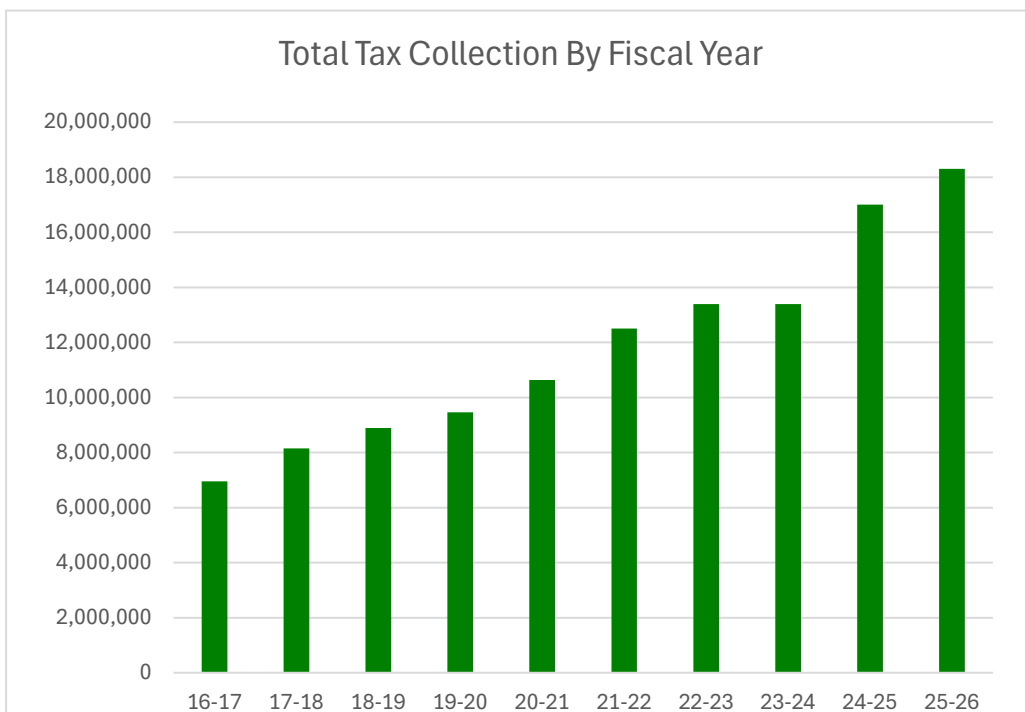
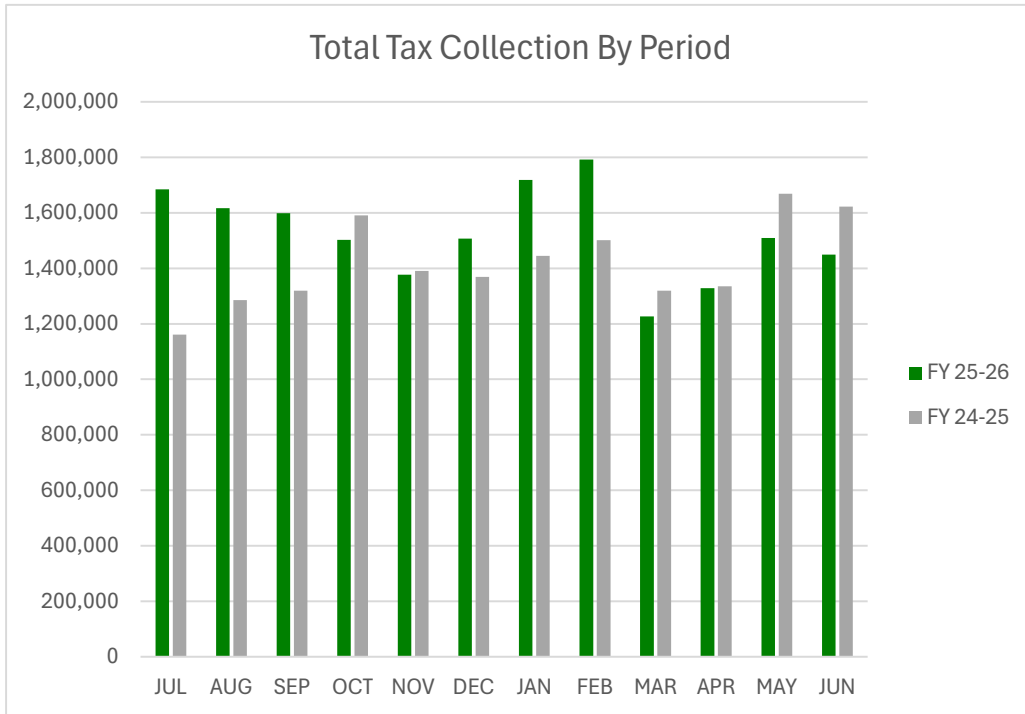
IV. Vision Tax (0.55% of Sales, Use & Tobacco Tax)

VISION TAX (vs PRIOR YEAR)			
FY 25-26	FY 24-25	Difference	Percent Change
\$2,836,625	\$2,635,076	\$201,549	7.65%
June 2026	June 2025	Difference	Percent Change
\$224,463	\$251,362	-\$26,899	-10.70%



V. Total Tax (Sales, Use, Tobacco and Vision)

TOTAL TAX (vs PRIOR YEAR)			
FY 25-26	FY 24-25	Difference	Percent Change
\$18,309,123	\$17,008,219	\$1,300,904	7.65%
June 2026	June 2025	Difference	Percent Change
\$1,448,806	\$1,622,425	-\$173,619	-10.70%





CITY OF JENKS
211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

MEMORANDUM

To: **Christopher Shrout, City Manager**
F. Robert Carr, Jr., P.E., Assistant City Manager

From: **Anthony Wilkins, P.E., City Engineer**

Date: **June 16, 2026**

Re: **Final Acceptance – Eighteen Acres Ranch**
11524 S Elwood Ave, Jenks, OK 74037
Resolution No. 900

The installation of waterline public infrastructure has been satisfactorily completed in, and in association with, the **Eighteen Acres Ranch** subdivision. There were routine inspections by Public Works, Engineering, and Planning Department personnel to ensure all work meets City of Jenks standards and is in accordance with the construction plans.

An inspection punch list was prepared and all items on the punch list have been completed as required.

In conformance with City of Jenks Subdivision Regulations, it is recommended that the City Council approve final acceptance of the public infrastructure associated with **Eighteen Acres Ranch**.

Attachments:

Inspection Memorandum
Location Map
Maintenance Bonds
Resolution No. 900



CITY OF JENKS
211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

INSPECTION MEMORANDUM

To: **Anthony Wilkins, P.E., City Engineer**

From: **Chad Cicero, Infrastructure Inspector**

Date: **Monday June 8, 2025**

Re: **Final Acceptance – Eighteen Acres Ranch**
11524 S Elwood Ave, Jenks, OK 74037
Resolution No. 900

Recently, a final inspection was done to verify that all items, constructed for the **Eighteen Acres Ranch** development have been satisfactorily completed. All items have been finished as required, and the public infrastructure is in conformance to City of Jenks public infrastructure guidelines.

Maintenance Bonds have been provided for the following public infrastructure items:

Waterline

An acceptance letter containing the subdivision location and a copy of the maintenance bonds has been prepared for submission to Council for acceptance. It is therefore my recommendation that we move forward to present the **Eighteen Acres Ranch** development to the City Council for final acceptance.

LOCATION MAP

EIGHTEEN ACRES RANCH

R 12 E

WEST 111TH STREET SOUTH



1" = 1,000'

U.S. HIGHWAY 75



SOUTH ELWOOD AVENUE

T
18
N

WEST 121ST STREET SOUTH



Employers Mutual
Casualty Company

Bond No. S058764

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That D-T Specialized Services, Inc. of Catoosa, OK
as Principal, and EMPLOYERS MUTUAL CASUALTY COMPANY of Des Moines, Iowa as Surety,
are firmly bound unto City of Jenks, (hereinafter called Obligee)
in the Penal Sum of Two Hundred Thirty Three Thousand Seven Hundred Eighty Seven and 00/100 (\$ 233,787.50) Dollars
lawful money of the United States of America, for the payment of which, well and truly to be made, the
Principal and Surety bind themselves, their and each of their heirs, executors, administrators, successors and
assigns, jointly and severally, firmly by these presents.

Whereas, the said Principal has completed a certain contract, _____
Site Utilities to Serve 18 Acres Ranch

_____ in conformity with certain specifications; and submits
said contract for acceptance by the Obligee.

Whereas, a further condition of said contract is that the said principal should furnish a bond
of indemnity, guaranteeing to remedy any defects in workmanship or materials that may develop in said
work within a period of One years from the date of acceptance of the work under said
contract; and

Whereas, the said EMPLOYERS MUTUAL CASUALTY COMPANY of Des Moines, Iowa for
a valuable consideration, has agreed to join with said principal in such bond or guarantee, indemnifying
said Obligee, as aforesaid;

Now, therefore, the Condition of This Obligation is such, that if the said Principal does and
shall, at his own cost and expense, remedy any and all defects that may develop in said work, within the
period of One years from the date of acceptance of the work under said contract, by reason of
bad workmanship or poor material used in the construction of said work, then this obligation to be null and
void; otherwise to be and remain in full force and virtue in law.

Date of Formal Acceptance of Contract:

_____ 20 _____

Signed and delivered this 9 Day of
February 20 26

Bond Approved:

_____ 20 _____

D-T Specialized Services, Inc.

Principal

By: _____

EMPLOYERS MUTUAL CASUALTY COMPANY

By: _____

Surety

Dayna Harjo

Attorney-in-fact

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT
KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation

4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

DAYNA HARJO

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the following Surety Bond(s):

Surety Bond Principal:

Number D-T Specialized Services, Inc.

S058764

Obligee:

City of Jenks

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

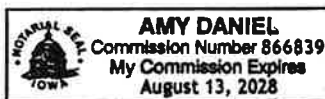
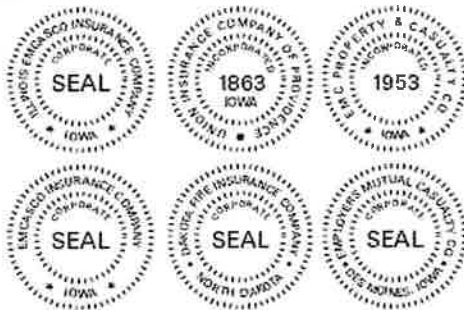
AUTHORITY FOR POWER OF ATTORNEY

This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 17th day of September, 2025.

Seals



Scott R. Jean

Scott R. Jean, President & CEO
of Company 1; Chairman, President
& CEO of Companies 2, 3, 4, 5 & 6

Todd Strother

Todd Strother, Executive Vice President
Chief Legal Officer & Secretary of
Companies 1, 2, 3, 4, 5 & 6

On this 17th day of September, 2025 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

My Commission Expires August 13, 2028.

Amy Daniel

Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 17th day of September, 2025 are true and correct and are still in full force and effect. In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 9th day of February, 2026.

Ryan J. Springer

Vice President

RESOLUTION NO. 900

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA ACCEPTING AS DEDICATED PUBLIC IMPROVEMENTS FOR THE EIGHTEEN ACRES RANCH DEVELOPMENT, OWNED BY EIGHTEEN ACRES RANCH, LLC. LOCATED WITHIN SECTION 35, TOWNSHIP 18N, RANGE 12E OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

WHEREAS, certain public improvements required by the City of Jenks' Subdivision Regulations have been constructed in the Eighteen Acres Ranch development within the City of Jenks, Oklahoma; and

WHEREAS, construction of the following public infrastructure has been completed:

Waterline: 3,445 LF – 8” PVC C900 DR14, & 9 Fire Hydrant Assemblies

WHEREAS, the design and construction of those public improvements meet the requirements of the City of Jenks' Subdivision Guidelines; and

WHEREAS, the City Engineer has received and reviewed the As-Built Construction Plans (Record Drawings) for those public improvements; and

WHEREAS, The City has received the one-year maintenance bonds required by the City of Jenks' Subdivision Regulation for said public improvements; and

WHEREAS, the City of Jenks' Subdivision Regulations require that all public improvements be formally accepted by the Jenks City Council.

THEREFORE, BE IT RESOLVED by the Jenks City Council of City of Jenks, Oklahoma public improvements and all required easements for Eighteen Acres Ranch are formally accepted by the City of Jenks.

Approved in open meeting by the City Council of the City of Jenks, Oklahoma this ____ day of _____, 2026.

CITY OF JENKS, OKLAHOMA

MAYOR

Attest:

CITY CLERK

Approved as to form:

CITY ATTORNEY

Jenks | City Council Staff Report



To	Mayor Cory Box and City Council Christopher Shrout, City Manager
Hearing Date	June 23, 2026
Case	JZ 26-22 LAHOMA FAMILY NORTH PRELIMINARY PLAT
Request	<i>Approval of Preliminary Plat Consent Agenda</i>
Location	West of Highway 75 and North of 121 st Street

Staff Report	Preparer Marcaé Hilton
--------------	--------------------------

Attachments	Preparer
Plat Documents	Steven Cooksey, Kimley-Horn

Background Information

Preliminary Plat | *PC Approval | June 4, 2026 | Conditionally Approved*

Summary of Entitlements:

JZ 23 PUD 141 | *CS (Commercial Shopping) Zoning and PUD 141 Overlay*

CC SUMMARY | **July 18, 2023**, *Approved | Ordinance 1619*

PC SUMMARY | **June 22, 2023**, *Approved 6-0-1 (One PC seat was vacant at the time of the hearing).*

PC SUMMARY | **May 18, 2023**, *This item was continued to the June 22, 2023 PC meeting.*

PC SUMMARY | **April 20, 2023**, *This item was continued to the May 18, 2023 PC meeting.*

STAFF COMMENTARY | The City of Jenks has been working with Sooner Development for several years on a development with a mix of uses, located near the NW (northwest) corner of 121st and HWY 75, just north of the Glenpool Walmart commercial corner. This is a desirable area for a Regional Commercial lifestyle center allowing for the highest intensity commercial and residential development. This area of Jenks has not developed primarily due to infrastructure deficiencies. The City of Jenks has amended TIF No. 4 to provide the needed funds and process to remedy the lack of infrastructure for the general area.

Account W	R98234823451210
Account E	R98234823457280
Owner	LAHOMA FAMILY LLC
Address	2209 W 121 ST S
Zoning	CS, Commercial (Ordinance 1619)
Development	JZ 23 PUD-141

The “Mixed-Use Village”. The northern forty (40) acres+- permits the development of a mixture of uses including multifamily, senior housing, townhome, office, medical office, lodging, business park, commercial animal boarding and personal storage.

Nonresidential District. The southern fifty (50) acres+- permits the development of retail, entertainment, restaurant, lodging, office, medical office, and compatible ancillary uses consistent with the terms set forth herein (the “Commercial District”).

Request Approval of Preliminary Plat for the northern 40 Acres

Public Comment None | Not Advertised

General Location West of HWY 75 and north of 121st Street

STR Section: 34, Township: 18N, Range: 12E

Comprehensive Plan Regional Commercial on southern 50 acres.

Gross Acres 93 +-

Plat Preliminary Plat under review

2 Lots, 1 Block

Gross Acres: 40.16

Lot 1, Block1: 14.52 Acres

Lot 1, Block 2: 20.63 Acres

Reserve “A” 10.8 Acres

ROW 3.93 Acres (South James Avenue)

Oil Wells 3 identified with 50 ft. radius

Current Zoning CS and PUD 141 Overlay

Signage Comprehensive sign Plan (Exhibit C) & UDO Article 7

Amenities 2 Water features

Access and Circulation 4 (four) public streets

(E) Major Subdivisions.

(1) Purpose. A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in section 16-8-4(D)(1).

(2) Major Subdivision Review Criteria.

(a) Comprehensive Plan Alignment. The Major Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.

(b) UDO Compliance. The Major Subdivision is consistent with the provisions of the UDO and the governing district.

(3) Platting Requirement. For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.

(4) Preplatting Conference. The purpose of the preplatting conference is two-fold, as described in this subsection.

(a) The conference provides the City the opportunity to describe the community's vision to the applicant.

(b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.

(c) Preplatting Conference. The mandatory discussion is for following:

- ☐ Lot dimensions and area conform with UDO requirements and Comprehensive Plan,
- ☐ General topography of the tract,
- ☐ Existing adjoining developments,
- ☐ Existing streams, floodplains, and storm drainage (if any),
- ☐ Existing public and private utilities and easements,
- ☐ Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).
- ☐ Proposed layout of streets, lots and blocks,
- ☐ Proposed subdivision name,
- ☐ Name, address and telephone of tract landowner and subdivider,
- ☐ Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.

(6) Final Plat. The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.

(a) Final Plat Review Requirements. The final plat shall contain the following:

- ☐ The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.
- ☐ The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.

- The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.
- The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.
- The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.
- The size in acres and total number of lots in the subdivision.
- The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.
- Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:
 - (i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,
 - (ii) The boundary lines of the land being subdivided fully dimensioned,
 - (iii) The boundary lines and widths of all proposed streets and alley fully dimensioned,
 - (iv) Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,
 - (v) The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,
 - (vi) The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,
 - (vii) Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,
- Blocks. Blocks progressively numbered and all lots within such blocks progressively numbered,
 - (i) The location of the base line and base line monuments,
 - (ii) Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - (iii) Conforms to Subdivision Regulations for design and lay-out,
 - (iv) Minimizes likely development cost for Owner's development goals,
 - (v) Connects with current and anticipated future abutting development(s),
 - (vi) Lot dimensions and shapes facilitate private use and infrastructure placement,
 - (vii) Takes advantage of existing environmental features of the property.
- Additional Engineering Checklist Items: See section (5)(b).

(b) Record Plat Document Review Requirements.

- Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.
- The following certifications shall be shown on the record plat:
 - (i) The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.
 - (ii) The certificate for release of mortgage for land dedicated to the public.

- (iii) Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.
 - (iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.
 - (v) The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.
 - (vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.
 - (vii) The certificate by the County Treasurer that all land taxes have been paid on the property.
- (c) Review and Recommendation by Planning Commission. After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.
- (d) Review and Approval by City Council. After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.
- (e) Correction of Deficiencies and Abandonment. If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.
- (7) Time Limit. The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.

TAC May 14, 2026

No significant comments to date.

Hi Marcae!

No additional comments on Lahoma Family North plat. Let me know if you need an updated letter. Thank you!!

Angela Hughes | Land Use Agent

11811 E. 51st, Tulsa, OK 74146

Surrounding Zoning

North | PUD 97, PUD 57 & CS, CG (Commercial Shopping/General)

East | AG (Agriculture) & CS (Commercial Shopping)

South (Glenpool) | CG (Commercial General)

West | CS (Commercial Shopping) and AG (Agriculture) with an application for RM2

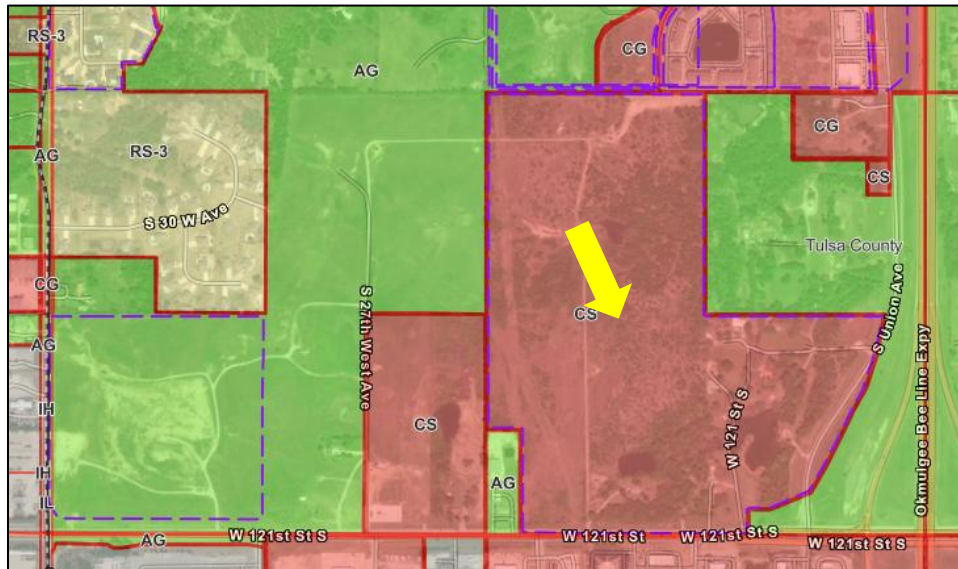


Figure 1: Zoning Map | GIS

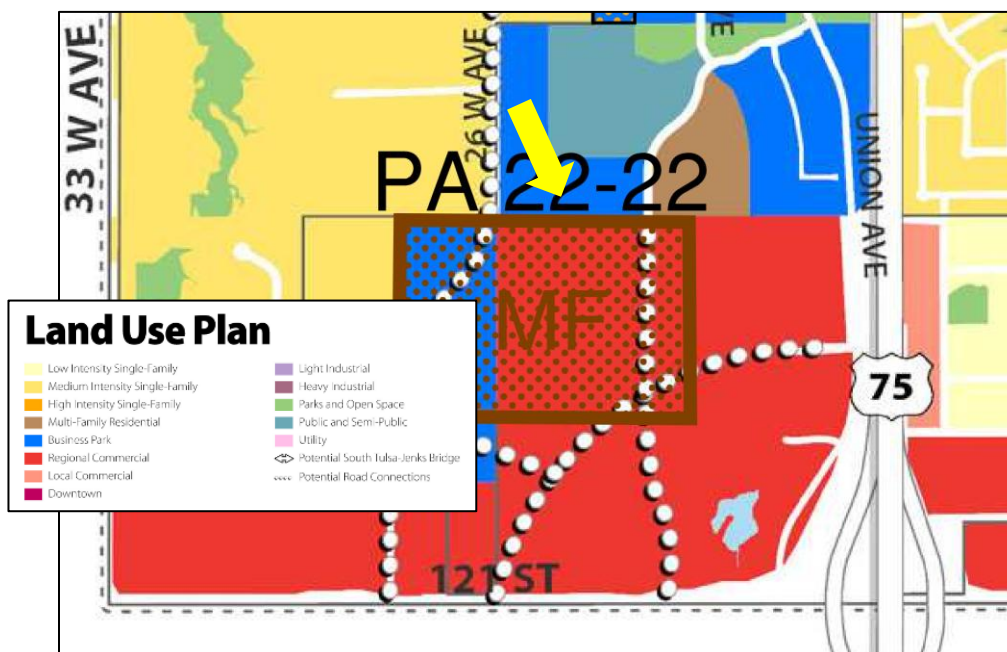


Figure 2: Current Land Use Map

Table 16-3-1(A): Residential District Bulk and Dimensional Standards	
Standard	RM2 & PUD (page 4)
Lot Standards (Minimum)	
Lot Area (sqft)	6,000
Lot Area/DU (sqft)	1,500
Lot Width (ft)	50
Yard Setbacks (Minimum)	
Front (ft)	10
Exterior Side (ft)	10
Interior Side (ft)	10 (2)
Rear (ft)	10
Building Standards (Maximum)	
Height (ft)	45
Impervious Surface Coverage	70%
Notes	
(1) The cumulative interior side yard setback shall be 15 feet. No interior side yard setback shall be less than 5 feet.	
(2) If a parti-wall exists, the interior side yard setback shall be 0 feet.	
(3) Garages shall be setback a minimum of 25 feet from the front property line.	

Table 16-3-1(B): Nonresidential District Bulk and Dimensional Standards	
Standard	CS PUD (nonresidential district)
Off Street Parking	
Lots within CS District shall be permitted to share parking	Per "Use" 1/200
Lot Standards (Minimum)	
Lot Area (acres)	n/a
Lot Width (ft)	n/a
Yard Setbacks (Minimum, unless otherwise stated)	
Front (ft)	0
Front, maximum (ft)	n/a
Exterior Side (ft) (3)	0
Exterior Side, maximum (ft)	n/a
Interior Side (ft) (3) <i>(No required interior side yard setback for multitenant shopping center)</i>	10 (1)
Rear (ft) (3)	10 (1)
Building Standards (Maximum)	
Height (ft)	60
Impervious Surface Coverage	70% 85%
Notes	
(1) Add one additional foot of setback for each one foot of building height exceeding 18 feet, if the abutting property is within an RE, RS, or RD District.	
(2) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	
(3) Transition yards, as specified in section 16-6-3(F), may apply and may result in greater yard setback requirements than specified in this table.	
(4) Minimum setback shall be 75 feet if the abutting property is within an AG, R, or O District.	

EVALUATION This site passes the “but for” test. But for a TIF and a large development it may never be more than single family residential on large agriculture lots. The developer has brought the City of Jenks a robust mix of uses including but not limited to big box development with retail, restaurant, office, entertainment and local commercial. In addition, a mix of housing options will create a master-planned village with multi-family, senior living, medical office, lodging, and office.

The applicant has their entitlements in place, they are asking for PC and CC to approve the subdivision procedure of Preliminary Plat and allow the developer to continue to move forward in the development process on the subject property, the Planned Unit Development provides the zoning specifics.

RECOMMENDATION | Staff, TAC and Planning Commission recommend conditional approval of this Preliminary Plat “Lahoma Family North.”

PLACE HOLDER
CO. RECORDING STAMP

PRELIMINARY PLAT

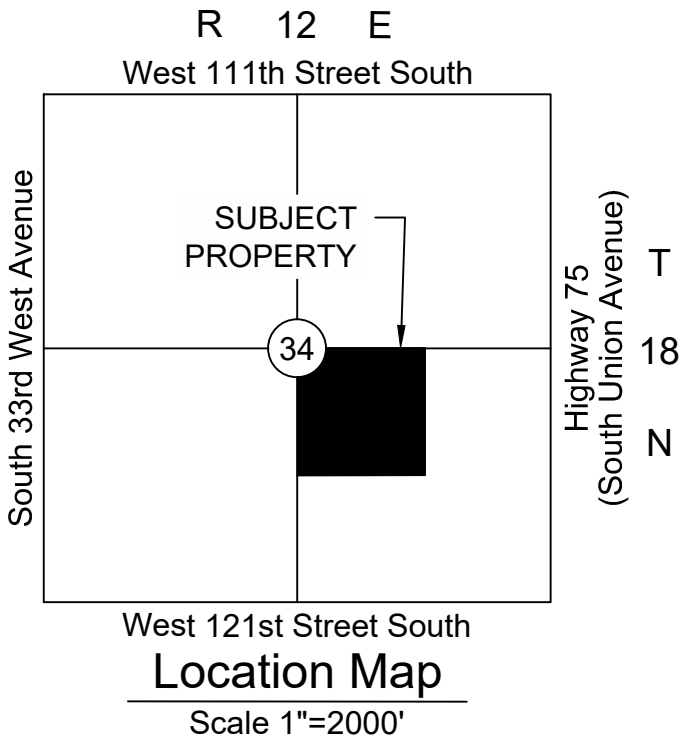
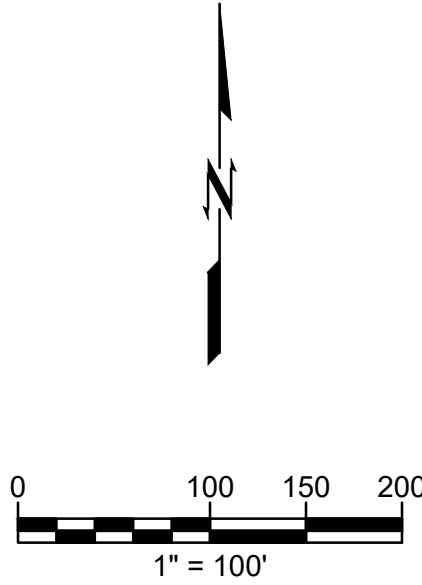
LAHOMA FAMILY NORTH

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Lahoma Family LLC
8555 S. Lewis Ave Unit 21AB
Tulsa, OK 74137
(918) 706-8809
Richard A. Langston, Manager
rlangston00@gmail.com

ENGINEER:
Kimley-Horn and Associates Inc.
4727 Gailardia Parkway Suite 250,
Oklahoma City, Oklahoma, 73142
Phone: (405) 241-5423
OK CA NO. 2740, EXPIRES 6/30/2027
Steven Cooksey, P.E.
Steven.Cooksey@kimley-horn.com

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
AARON BURNS, PLS 11923
aaron.burns@wallace.design



LEGEND
B/L = BUILDING SETBACK
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
U/E = UTILITY EASEMENT
ESMT. = EASEMENT
BK/PG. = BOOK/PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
—WL— = PROPOSED WATERLINE
—SS— = PROPOSED SANITARY SEWER LINE

XXXX ADDRESS
① BLOCK NUMBER
2 LOT NUMBER
● IRON PIN SET
○ IRON PIN FOUND

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS TWO (2) LOTS IN ONE(1) BLOCK.
SUBDIVISION CONTAINS 1,749,863 SF (40.16 ACRES)
LOT 1, BLOCK 1 CONTAINS 632,603 SF (14.52 ACRES)
LOT 1, BLOCK 2 CONTAINS 898,847 SF (20.63 ACRES)
RESERVE "A" CONTAINS 47,217 SF (1.08 ACRES)

RIGHT OF WAY CONTAINS 171,196 SF (3.93 ACRES)

PROPERTY ZONED COMMERCIAL

MONUMENTATION
MONUMENTATION FOUND AS NOTED.
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.
1/2" IRON PINS TO BE SET AT MAIN EXTERIOR CORNERS.

BENCHMARK 1
SET 3/8" IRON PIN W/WDC CONTROL CAP
NORTHING=368162.96
EASTING=2554837.82
ELEVATION=676.82
NAVD 1988 DATUM

BENCHMARK 2
SET 3/8" IRON PIN W/WDC CONTROL CAP
NORTHING=367381.85
EASTING=2554598.76
ELEVATION=672.13
NAVD 1988 DATUM

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.

ADDRESS NOTE
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE
TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF
LEGAL DESCRIPTION.

FLOODPLAIN NOTE
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA
COUNTY, CITY OF JENKS, MAP NO. 40143C047L, WITH A
REVISION DATE OF OCTOBER 16, 2012, WHICH INDICATES ALL
OF THE SUBJECT PROPERTY TO BE WITHIN ZONE X NOT
SHADED OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2%
ANNUAL CHANCE FLOODPLAIN.

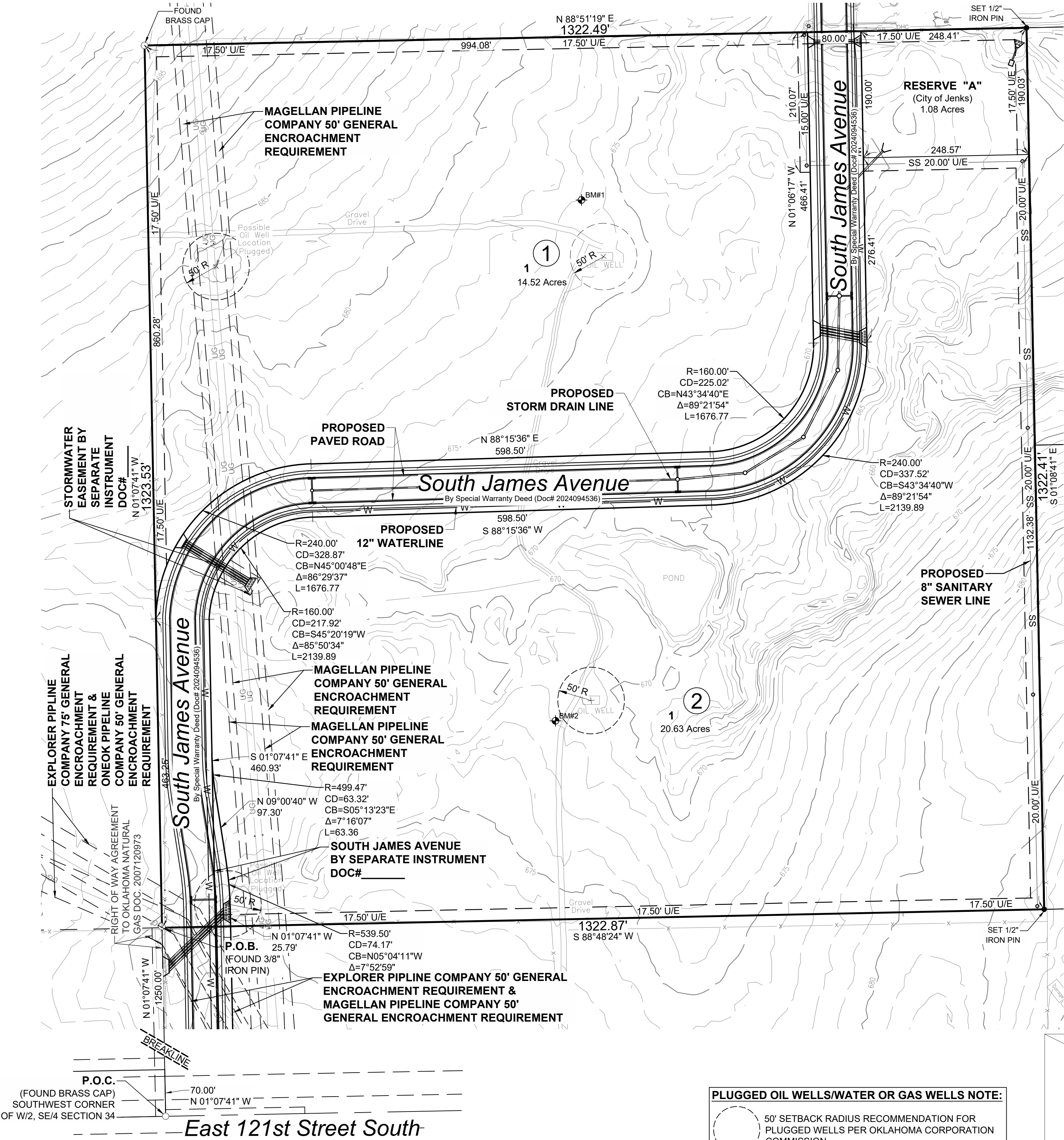
SURVEYOR'S LAST SITE VISIT:
DECEMBER 10, 2025

**FINAL PLAT
CERTIFICATE OF APPROVAL**
I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED
BY THE JENKS CITY COUNCIL ON:

MAYOR-VICE MAYOR

THE APPROVAL IS VOID IF THE ABOVE SIGNATURE IS
NOT ENDORSED BY THE CITY MANAGER.

CITY MANAGER



PLUGGED OIL WELLS/WATER OR GAS WELLS NOTE:
50' SETBACK RADIUS RECOMMENDATION FOR
PLUGGED WELLS PER OKLAHOMA CORPORATION
COMMISSION.

PLACE HOLDER
CO. CLERK STAMP

PLACE HOLDER
CO. TAX STAMP

\\Chouteau-Server\Root\Jobs\2540500.02-Coal Creek Village-Sooner Investment\Final Drawing\2540500 Preliminary Plat 5-01-2026.dwg PLOT:5/1/26 ORIG SIZE:24"x36"

PLACE HOLDER
CO. RECORDING STAMP

PRELIMINARY PLAT

LAHOMA FAMILY NORTH

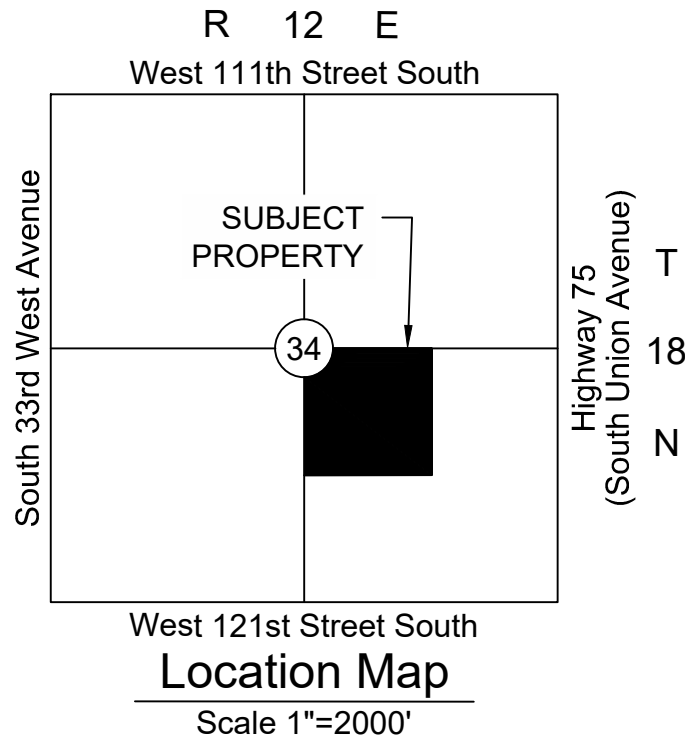
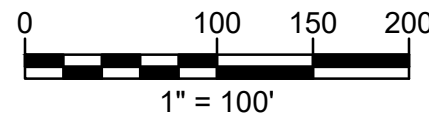
JZ 23 PUD 141

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Lahoma Family LLC
8555 S. Lewis Ave Unit 21AB
Tulsa, OK 74137
(918) 706-8809
Richard A. Langston, Manager
rlangston00@gmail.com

ENGINEER:
Kimley-Horn and Associates Inc.
4727 Gailardia Parkway Suite 250,
Oklahoma City, Oklahoma, 73142
Phone: (405) 241-5423
OK CA NO. 2740, EXPIRES 6/30/2027
Steven Cooksey, P.E.
Steven.Cooksey@kimley-horn.com

SURVEYOR:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2027
AARON BURNS, PLS 11923
aaron.burns@wallace.design



LEGEND
B/L = BUILDING SETBACK
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
U/E = UTILITY EASEMENT
ESMT. = EASEMENT
BK/PG. = BOOK/PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
—WL— = PROPOSED WATERLINE
—SS— = PROPOSED SANITARY SEWER LINE

XXXX ADDRESS
① BLOCK NUMBER
2 LOT NUMBER
● IRON PIN SET
○ IRON PIN FOUND

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS TWO (2) LOTS IN ONE(1) BLOCK.
SUBDIVISION CONTAINS 1,749,863 SF (40.16 ACRES)
LOT 1, BLOCK 1 CONTAINS 632,603 SF (14.52 ACRES)
LOT 1, BLOCK 2 CONTAINS 898,847 SF (20.63 ACRES)
RESERVE "A" CONTAINS 47,217 SF (1.08 ACRES)

RIGHT OF WAY CONTAINS 171,196 SF (3.93 ACRES)

PROPERTY ZONED COMMERCIAL

MONUMENTATION
MONUMENTATION FOUND AS NOTED.
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.
1/2" IRON PINS TO BE SET AT MAIN EXTERIOR CORNERS.

BENCHMARK 1
SET 3/8" IRON PIN W/WDC CONTROL CAP
NORTHING=368162.96
EASTING=2554837.82
ELEVATION=676.82
NAVD 1988 DATUM

BENCHMARK 2
SET 3/8" IRON PIN W/WDC CONTROL CAP
NORTHING=367381.85
EASTING=2554598.76
ELEVATION=672.13
NAVD 1988 DATUM

BASIS OF BEARINGS
HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE 3501.

ADDRESS NOTE
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE
TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF
LEGAL DESCRIPTION.

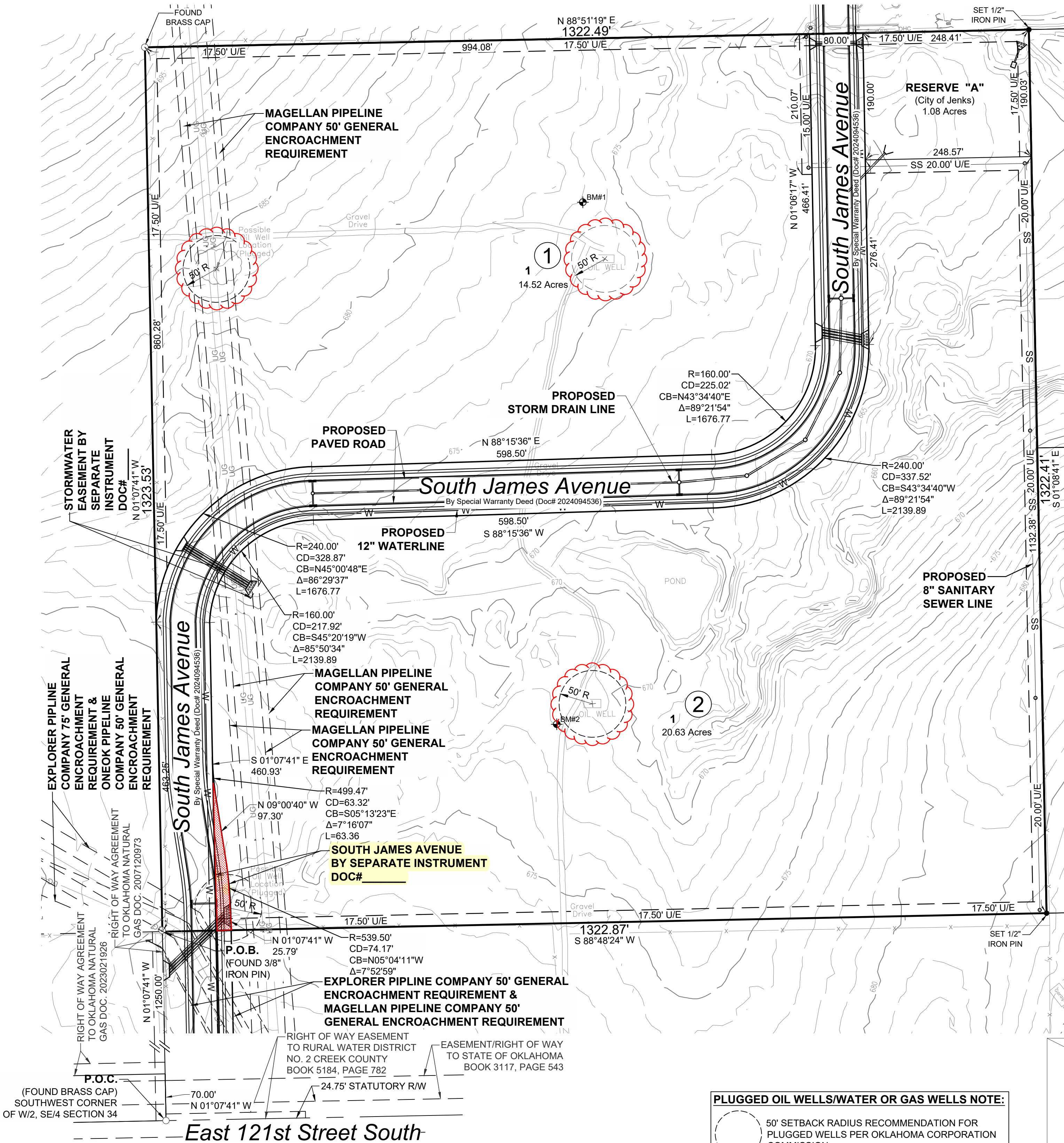
FLOODPLAIN NOTE
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA
COUNTY, CITY OF JENKS, MAP NO. 40143C047L, WITH A
REVISION DATE OF OCTOBER 16, 2012, WHICH INDICATES ALL
OF THE SUBJECT PROPERTY TO BE WITHIN ZONE X NOT
SHADED OR AREAS DETERMINED TO BE OUTSIDE OF THE 0.2%
ANNUAL CHANCE FLOODPLAIN.

SURVEYOR'S LAST SITE VISIT:
DECEMBER 10, 2025

PLACE HOLDER
CO. CLERK STAMP

PLACE HOLDER
CO. TAX STAMP

DATE: 05/01/26
LAHOMA FAMILY NORTH
PRELIMINARY PLAT
SHEET 1 OF 2



PLUGGED OIL WELLS/WATER OR GAS WELLS NOTE:
50' SETBACK RADIUS RECOMMENDATION FOR
PLUGGED WELLS PER OKLAHOMA CORPORATION
COMMISSION.

**FINAL PLAT
CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED
BY THE JENKS CITY COUNCIL ON:

MAYOR-VICE MAYOR

THE APPROVAL IS VOID IF THE ABOVE SIGNATURE IS
NOT ENDORSED BY THE CITY MANAGER.

CITY MANAGER

PRELIMINARY PLAT

LAHOMA FAMILY NORTH

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

LAHOMA FAMILY, LLC, A LIMITED LIABILITY CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN TULSA COUNTY, STATE OF OKLAHOMA, TO-WIT:

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER (W/2, SE/4) OF SAID SECTION THIRTY-FOUR (34); THENCE N01°07'41"W AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION THIRTY-FOUR (34) FOR A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 121ST STREET SOUTH; THENCE CONTINUING N01°07'41"W AND ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION THIRTY-FOUR (34) FOR A DISTANCE OF 1250.00 FEET TO THE POINT OF BEGINNING; THENCE N01°07'41"W FOR A DISTANCE OF 1323.53 TO A FOUND BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE N88°51'19"E AND ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION THIRTY-FOUR(34) FOR A DISTANCE OF 1322.49 FEET; THENCE S01°08'41"E FOR A DISTANCE OF 1322.41 FEET; THENCE S88°48'24"W A DISTANCE OF 1322.87 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 1,749,864 SQUARE FEET OR 40.17 ACRES MORE OR LESS.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 2 LOTS, TWO BLOCKS, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "LAHOMA FAMILY NORTH", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "LAHOMA FAMILY NORTH").

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT", FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/ OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH THE ABOVE SET FORTH USES AND PURPOSES OF AN EASEMENT SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UNDERGROUND SERVICE

- OVERHEAD POLES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICE MAY BE LOCATED IN THE PERIMETER UTILITY EASEMENT AND IN THE PERIMETER RIGHT-OF-WAYS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED UPON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
- UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT, PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT AND EFFECTIVE EASEMENT ON THE LOT, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.
- THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT OF THE SUBDIVISION OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.
- THE OWNER OF THE LOT IN THE SUBDIVISION SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT IN THE SUBDIVISION WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

- THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS IN THIS ADDITION.
- WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GROUND ELEVATIONS FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER MAIN, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, SHALL BE PROHIBITED.
- CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER MAINS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, HIS AGENTS OR CONTRACTORS.
- CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL EASEMENTWAYS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THE DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER OR STORM SEWER FACILITIES.
- THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HEREBY.

D. SURFACE DRAINAGE

EACH LOT DEPICTED ON THE PLAT OF "LAHOMA FAMILY NORTH", SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION AND FROM STREETS AND EASEMENTS. NO LOT OWNER(S) SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS ANY LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENT

THE OWNER OF THE LOT AFFECTED SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY NECESSARY PLACEMENTS, REPLACEMENTS, OR MAINTENANCE OF WATER, SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION, OR ELECTRIC FACILITIES WITHIN THE UTILITY EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED HOWEVER, THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. RESERVE "A" - STORMWATER DETENTION EASEMENT

- THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS RESERVE "A" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.
- DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE RESERVE SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.
- NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE RESERVE NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID RESERVE UNLESS APPROVED BY THE CITY OF JENKS, OKLAHOMA.
- DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER'S ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION AND THE ASSOCIATION SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE RESERVE IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE RESERVE SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
- LANDSCAPING, APPROVED BY THE CITY OF JENKS, OKLAHOMA, SHALL BE ALLOWED WITHIN THE RESERVE.
- IN THE EVENT THE HOMEOWNERS' ASSOCIATION OR PROPERTY OWNER'S ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE WITHIN THE RESERVE, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION, PROVIDED, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED THAT LOT'S PRO RATA PORTION OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

J. RESERVE AREAS

ALL RESERVE AREAS SHALL BE MAINTAINED BY THE OWNER UNTIL SUCH TIME AS THE PROPERTY OWNERS' ASSOCIATION IS FORMED AND OWNERSHIP OF SUCH RESERVE AREA IS CONVEYED TO THE ASSOCIATION FROM AND AFTER SAID DATE. THE PROPERTY OWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF SUCH RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES.

SECTION II - PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "COAL CREEK VILLAGE" WAS SUBMITTED AS PART OF A PLANNED UNIT DEVELOPMENT (PUD 141) AS PROVIDED WITHIN THE UDO (UNIFIED DEVELOPMENT ORDINANCE), PUD 141 WAS APPROVED BY THE JENKS PLANNING COMMISSION ON JULY 20, 2023 AND BY THE JENKS CITY COUNCIL ON AUGUST 1, 2023; AND

WHEREAS, PUD 141 AND SUBSEQUENT PUD AMENDMENTS ESTABLISH THE ALLOWED USES AND DEVELOPMENT STANDARDS.

WHEREAS, THE DETAILS AND SUBSEQUENT PUD AMENDMENTS CAN BE FOUND AT THE CITY OF JENKS, OKLAHOMA.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. EASEMENTS, AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR THE CITY OF JENKS, TULSA COUNTY, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.

B. DURATION

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS, AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE CITY OF JENKS CITY COUNCIL, OR ITS SUCCESSORS WITH THE APPROVAL OF THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA.

D. SEVERABILITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF:

LOHOMA FAMILY LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF ____, 2026.

BY: _____

ACKNOWLEDGMENT

STATE OF OKLAHOMA)

) SS:

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 2026,

BY _____, AS _____.

NOTARY PUBLIC

MY COMMISSION NO:

MY COMMISSION EXPIRES:

[SEAL]

CERTIFICATE OF SURVEY

I, AARON BURNS, OF WALLACE DESIGN COLLECTIVE, PC, A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "LAHOMA FAMILY NORTH", A SUBDIVISION IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED LAND SURVEYING PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF ____, 2026.

AARON BURNS, PLS

OK PLS 1923



ACKNOWLEDGMENT

STATE OF OKLAHOMA)

) SS:

COUNTY OF TULSA)

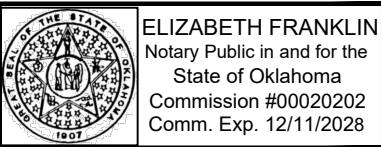
BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF ____, 2026, PERSONALLY APPEARED AARON BURNS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY COMMISSION NUMBER: _____

[SEAL]



CITY OF JENKS | DOD | PLAT ADDENDUM (COVER PAGE)

6/1/2026

<i>Do NOT Remove to this cover page.</i>	
TO	Tulsa County Real Estate Services Division Planning Director, Marcae Hillton
SUBJECT	"FINAL PLAT"
PLAT NAME	"LAHOMA FAMILY NORTH"
FILED BY (NAME)	"_____"
FILED BY (ADDRESS)	"_____"

Document(s) Summary¹

PLAT DATA	Original Information	Amended Information (As Needed)
NAME	"LAHOMA FAMILY NORTH"	
PLAT DOC #	X	
RECORDED	X	
STR	3482	
LEGAL	As seen on the plat.	
PUD NAME	"PUD 141"	
CASE NUMBER	PUD APPROVAL DATE	APPROVING BODY
PUD 141 (ORDINANCE 1619)	July 18, 2023	City Council
PUD 141	June 22, 2023	Planning Commission
<i>See Related Attachments.</i>		

¹ This document serves as a cover page for addendums to Plats when approved PUD (Planned Unit Development) amendments change the language of a plat Deed of Dedication; and for new subdivision plats within the City of Jenks that are approved with a companion PUD. Complete cover page and provide copy of filed document to City of Jenks.

CITY OF JENKS | ACCEPTANCE FORM | PLAT ADDENDUM

6/1/2026

Lahoma Family North | Plat recordation

Location: north of West 121st St. S and east of Highway 75.

Official notice is hereby given of the decision of the Jenks City Council in the matter of Zoning Case JZ 23 PUD 141 for which action was completed on July 18, 2023, Per Ordinance No. 1619.

All Plat Addendums such as Planned Unit Development (PUD) documents, easements, right-of-way or other dedications must include the following for acceptance by the City of Jenks:

Accepted By: _____

Mayor, Cory Box
City of Jenks

Attest: _____

Brandon Macy
City Clerk, City of Jenks

Date: _____

Acknowledged By: _____

Marcae Hilton
Director of Planning, City of Jenks

Date: _____

Please include this information on the dedicating instrument. If it must be on a separate page, the page must include a header or footer with information making clear the connection with the instrument of dedication.

To	Mayor Cory Box and City Council Christopher Shrout, City Manager
Hearing Date	June 23, 2026
Case Number	Plat 26-23 Summit at Pine Ridge
Request	Preliminary Plat Approval
Applicant	Tanner Consulting
Location	North of 141 st Street and east of Elm

Staff Report

Preparer | Marcaé Hilton

Attachments

- ☐ PUD Document
- ☐ Legal Notice

Preparer

Tanner Consulting
City of Jenks

Background Information

SITE SUMMARY | This project is essentially Phase II of Pine Ridge to the west. This general area of south Jenks has been slowly developing for over 20 years, during that time the vision has changed dramatically. When the UDO was updated, staff and the consultant believed Local Commercial would be beneficial to residents. The presence of pipelines along Elm and the lack of availability of utilities is the primary reason the site has not been developed, there have been multiple meetings on this general area. However, there is no plan for the City of Jenks to extend public sanitary sewer which makes the land less viable for commercial development. The current concept continues to build an exclusive gated subdivision with estate size lots and private streets.

ENTITLEMENT SUMMARY | Rezoning Residential Estate (RE) and PUD 155 overlay

- Planning Commission (PC) Summary | April 09, 2026: Approved with no comments
- City Council (CC) | Approved | April 21, 2026

PUD 145 | Phase 1 | Pine Ridge | Sister Project to the west | Approval Summary:

- *City Council (CC) Summary: Approval | December 05, 2023*
- *Planning Commission (PC) Summary: Approval | November 15, 2023*

(E) *Major Subdivisions.*

(1) *Purpose. A Major Subdivision is a subdivision which does not meet the criteria for a Minor Subdivision as detailed in section 16-8-4(D)(1).*

(2) *Major Subdivision Review Criteria.*

(a) *Comprehensive Plan Alignment. The Major Subdivision is consistent with the goals, objectives, and policies set forth in the Comprehensive Plan and other adopted plans and policy documents of the City.*

- (b) UDO Compliance. The Major Subdivision is consistent with the provisions of the UDO and the governing district.
- (3) Platting Requirement. For any land which has been rezoned upon application, no building permit shall be issued until that portion of the tract on which the permit is sought has been included within a subdivision plat or replat, as the case may be, submitted to the Planning Commission for their review and recommendation, approved by the City Council, and filed of record in the office of the County Clerk where the property is situated.
- (4) Preplatting Conference. The purpose of the preplatting conference is two-fold, as described in this subsection.
- (a) The conference provides the City the opportunity to describe the community's vision to the applicant.
 - (b) The conference gives the applicant an opportunity to discuss their development plans, explain how the plans will further the community's vision, and obtain input and direction from staff. The Planning Commission and City Council may be involved early in the process. The ultimate goal of this process is to help the applicant develop a plan that fosters the community's vision, while minimizing the cost to the applicant.
 - (c) Preplatting Conference. The mandatory discussion is for following:
 - Lot dimensions and area conform with UDO requirements and Comprehensive Plan,
 - General topography of the tract,
 - Existing adjoining developments,
 - Existing streams, floodplains, and storm drainage (if any),
 - Existing public and private utilities and easements,
 - Proposed land use (i.e. residential, commercial, parks, schools, drainage detention facilities).
 - Proposed layout of streets, lots and blocks,
 - Proposed subdivision name,
 - Name, address and telephone of tract landowner and subdivider,
 - Any other pertinent information, including a statement or a layout describing or depicting how proposed utilities are to be handled.
- (6) Final Plat. The purpose of the final plat application is to complete the Major Subdivision of land consistent with the approved Preliminary Plat.
- (a) Final Plat Review Requirements. The final plat shall contain the following:
- The plat title which shall include the name of the subdivision, "An addition to the City of Jenks, Tulsa County, Oklahoma," the section, township, and range in which the addition is located, and an accurate legal description of the property.
 - The location and description of all section corners and permanent survey monuments in or near the tract, to at least one of which the subdivision shall be referenced.
 - The date of preparation of the plat, the scale which shall be written and graphically presented and north arrow.
 - The name and address of the owner(s) of land to be platted, the name and address of the subdivider if other than the owner and the name and address of the land surveyor.
 - The key or location map showing in a small scale including: the subdivision location, other subdivisions in the area, and major streets in the area.
 - The size in acres and total number of lots in the subdivision.
 - The names and boundaries of abutting subdivisions or boundaries of abutting properties if not platted.
 - Required dimensions shall be in feet and decimals thereof and in degrees and minutes, as follows:

- (i) The radii, arcs, points of tangency, points of intersection and central angles for curvilinear streets and radii for all property returns,
 - (ii) The boundary lines of the land being subdivided fully dimensioned,
 - (iii) The boundary lines and widths of all proposed streets and alley fully dimensioned,
 - (iv) Lines of all proposed lots fully dimensioned, except where a lot line meets a street line at a right angle, the angle or bearing value may be omitted,
 - (v) The boundary lines of any property which is offered for dedication to public use fully dimensioned by lengths and bearings with the area marked as to its intended public use,
 - (vi) The locations of easements for public utilities and building setback lines with dimensions and widths and clearly identified,
 - (vii) Easements, if already of record, shall be shown as above with dimensions to locate it with respect to the subdivision,
- Blocks. Blocks progressively numbered and all lots within such blocks progressively numbered,
- (i) The location of the base line and base line monuments,
 - (ii) Any other information as may be deemed by the City Council as reasonably necessary for the full and proper consideration of the proposed subdivision,
 - (iii) Conforms to Subdivision Regulations for design and lay-out,
 - (iv) Minimizes likely development cost for Owner's development goals,
 - (v) Connects with current and anticipated future abutting development(s),
 - (vi) Lot dimensions and shapes facilitate private use and infrastructure placement,
 - (vii) Takes advantage of existing environmental features of the property.
- Additional Engineering Checklist Items: See section (5)(b).
- (b) Record Plat Document Review Requirements.
- Marginal lines, standard certificates and approval forms may be printed or legibly stamped on the plat with permanent opaque black ink.
 - The following certifications shall be shown on the record plat:
 - (i) The owner's(s') certificate and dedication of all public ways, parks, public facilities and easements.
 - (ii) The certificate for release of mortgage for land dedicated to the public.
 - (iii) Reference to any separate instruments which directly affect the land being subdivided, including restrictive covenants filed in the office of the County Clerk.
 - (iv) The certificate of the City Council approving the plat and accepting dedications of public ways, public lands and easements.
 - (v) The certificate by as bonded abstractor, attorney, or title insurance company of the last grantees of record owning the entire interest in the property being subdivided plus holders of mortgages and liens filed of record.
 - (vi) The certificate of notice of the platting of the property to the holders of mortgages and liens against the property.
 - (vii) The certificate by the County Treasurer that all land taxes have been paid on the property.

- (c) *Review and Recommendation by Planning Commission.* After the determination of completeness by the City Planner, the Major Subdivision final plat application shall be reviewed by the Planning Commission to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required by the City Council as part of the preliminary plat approval, and meets all applicable review criteria. Based on their review, the Planning Commission shall recommend that City Council approve or deny the final plat.
- (d) *Review and Approval by City Council.* After the review and recommendation by the Planning Commission, the Major Subdivision final plat application shall be reviewed by the City Council to ensure the application conforms to the approved preliminary plat, addresses all conditions of approval required as part of the preliminary plat approval, and meets all applicable review criteria. Based upon their review, and the Planning Commission's recommendation to approve or deny, City Council shall approve or deny the final plat.
- (e) *Correction of Deficiencies and Abandonment.* If denied, the City Council shall report the deficiencies to the applicant. The applicant shall have six months from the date of notification of the deficiencies to correct the deficiencies; otherwise, the Major Subdivision final plat will be considered abandoned without further notice from the City.
- (7) *Time Limit.* The required improvements shall be completed within two years from the approval of the record plat by the City Council unless extended by the City Council for cause.

Elements of PUD 155

Acres	20.092
Lots	27 Estate Lots Conceptual Layout
Access	Private, gated
UDO 16-9-8	C.1.b C.2. Qualification and exception (1) Will preserve and enhance the existing landscape, trees, and natural features of the enlarged and enhanced pond at the south end of the property, by placing it in a common area reserve and providing for its perpetual care and maintenance, and (2) will be comprised of a mixture of single-family residential and private, neighborhood park uses, and (3) will have high quality building materials including masonry and wood, as will be specified within the highly restrictive covenants filed for the subdivision.
Sewer	Aerobic ODEQ Approval required
TAC May 14, 2026	No significant comments to date.
	STAFF COMMENTS: See Mark ups on plat face.

Plat Data

- 27 Lots
- 2 Blocks
- 1 Reserve
- Gross Subdivision Area: 20.092 Acres

PUBLIC COMMENT | None, plats are not advertised

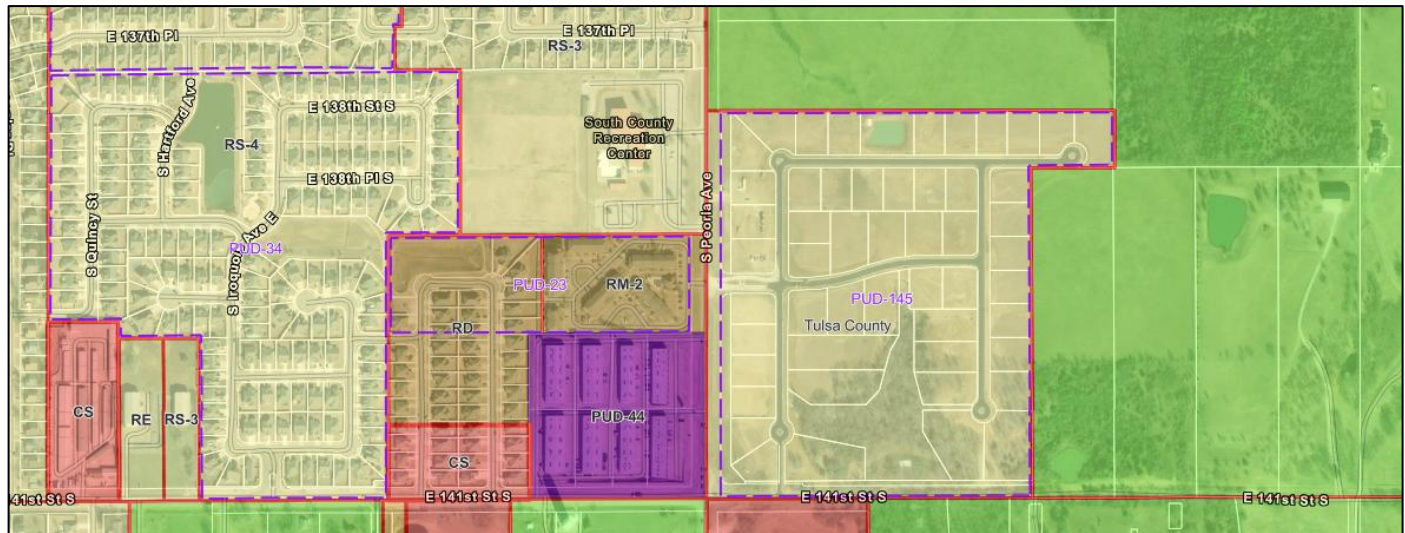


Figure 1: INCOG Map

Zoning:

North: (AG) Agriculture

South: (CS) Commercial Shopping and (AG) Agriculture

West: PUD 145 RE | (Glenpool) | (CS) Commercial Shopping, (RM-2) Multi-family, (RS-3) Residential Single-family, Tulsa County Recreation Facility

East: (AG) Agriculture

Staff Evaluation, Comments & Recommendations

RECOMMENDATION | The applicant will continue to work with staff throughout the process of platting and implementation of the subdivision. All regulations in the UDO will be met; any exceptions will require an approved amendment to the Planned Unit Development.

Staff, TAC and Planning Commission recommend conditional approval of the requested Preliminary Plat for the Single-family private development, for JZ 26-PUD 155 "The Summit at Pine Ridge" providing a Phase II of Pine Ridge for south Jenks.

Change to:
Zoned RE / PUD 155

Preliminary Plat

PUD-155

THE SUMMIT AT PINE RIDGE

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
141 Summit, LLC
MICHAEL LAMB
EMAIL: MICHAEL@LAMBHOMESOK.COM
114 South 3rd Street
Jenks, Oklahoma 74037
Phone: (918) 289-3595

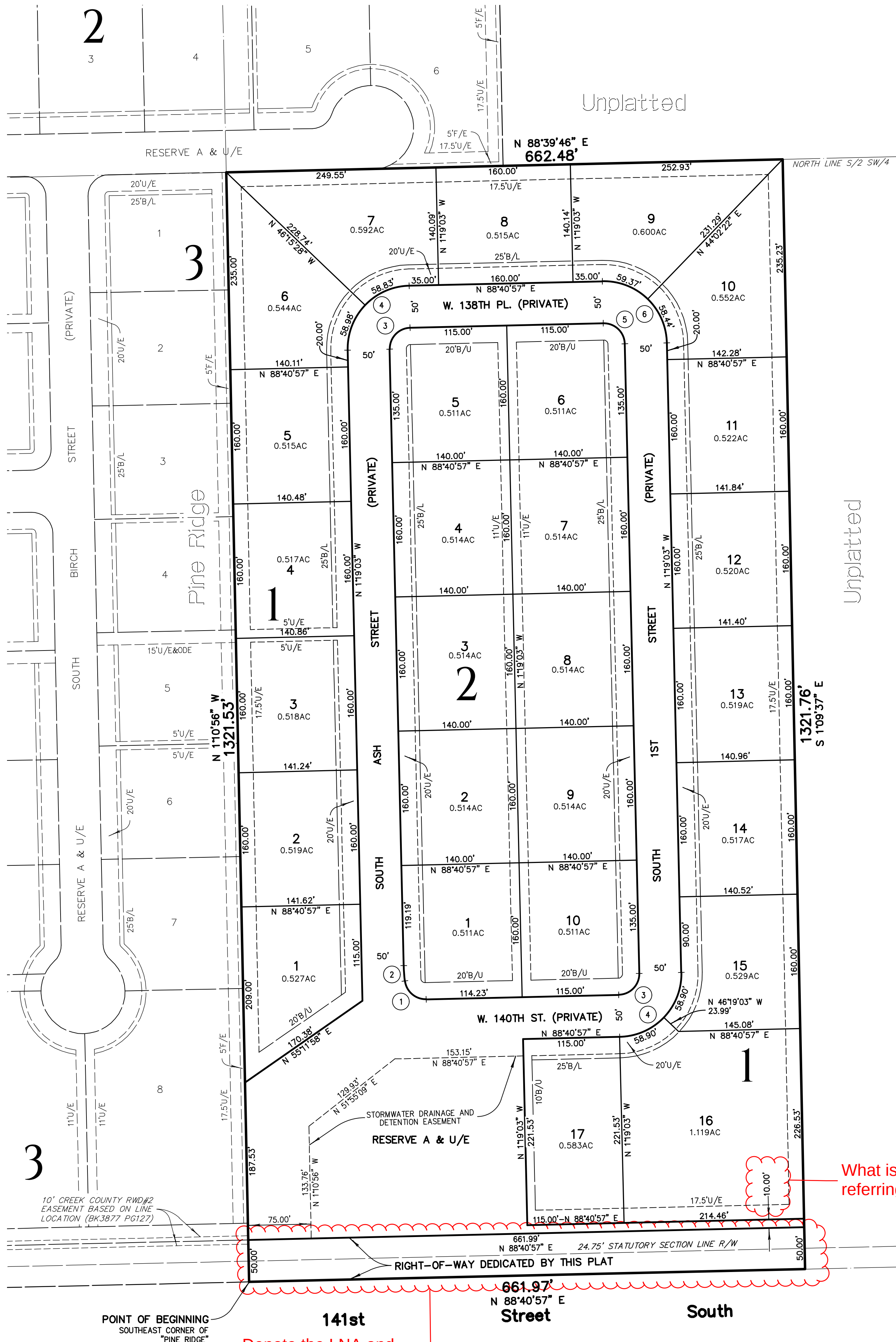
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE FOUND OR SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(A) FOUND MAG SPIKE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;
(B) FOUND MAG NAIL AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°09'22" WEST.
- ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH ELM STREET (SOUTH PEORIA AVENUE) AND 141ST STREET SOUTH BY VIRTUE OF RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

Curve Table

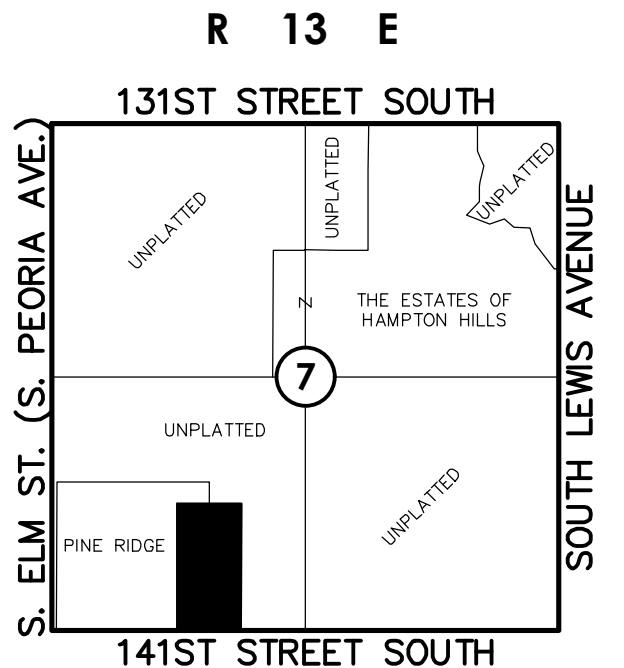
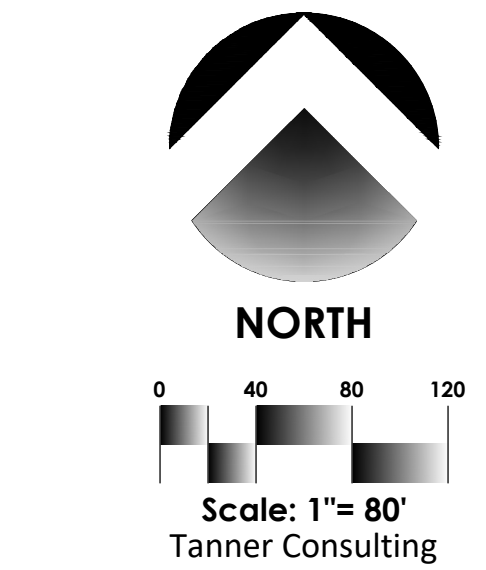
CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORDDIS(CD)
1	36.84'	25.00'	84°26'04"	N49°06'01"W	33.60'
2	18.26'	188.00'	5°33'56"	N4°06'01"W	18.25'
3	39.27'	25.00'	90°00'00"	N43°40'57"E	35.36'
4	117.81'	75.00'	90°00'00"	N43°40'57"E	106.07'
5	39.27'	25.00'	90°00'00"	N46°19'03"W	35.36'
6	117.81'	75.00'	90°00'00"	N46°19'03"W	106.07'



Denote the LNA and
LOA along the
frontage?

Show two foot (2') topographic
information extended beyond
property boundaries a minimum
distance of two hundred feet.

Letter from the Corp Commission
regarding any wells on the property.



Location Map
Scale: 1"= 200'

SUBDIVISION CONTAINS:
TWENTY-SEVEN (27) LOTS
IN TWO (2) BLOCKS
WITH ONE (1) RESERVE

GROSS SUBDIVISION AREA: 20.092 ACRES

- LEGEND**
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BK PG BOOK & PAGE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - CL CENTERLINE
 - Δ DELTA ANGLE
 - DOC DOCUMENT
 - ESMT EASEMENT
 - GOV'T GOVERNMENT
 - LNA LIMITS OF NO ACCESS
 - ODE OVERLAND DRAINAGE EASEMENT
 - RES. RESERVE
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - /234/ ADDRESS ASSIGNED
 - FOUND MONUMENT
 - SET MONUMENT (SEE NOTE 2)

What is the dimension
referring to?

DATE OF PREPARATION: May 1, 2026

The Summit at Pine Ridge
SHEET 1 OF 3

Preliminary Plat

PUD-155

THE SUMMIT AT
PINE RIDGE

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS

KNOW ALL PERSONS BY THESE PRESENTS:

THAT 141 SUMMIT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE FOLLOWING DESCRIBED LAND SITUATED IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA:

A TRACT OF LAND THAT IS ALL OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (W/2 SE/4 SW/4) OF SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF SAID W/2 SE/4 SW/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF "PINE RIDGE", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 7177); THENCE NORTH 1°10'56" WEST AND ALONG THE WEST LINE OF THE W/2 SE/4 SW/4 AND THE EASTERLY LINE OF SAID "PINE RIDGE", FOR A DISTANCE OF 1321.53 FEET; THENCE NORTH 88°39'46" EAST AND CONTINUING ALONG SAID EASTERLY LINE AND ITS EXTENSION, AND ALONG THE NORTH LINE OF THE W/2 SE/4 SW/4, FOR A DISTANCE OF 662.48 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 1°09'37" EAST AND ALONG THE EAST LINE OF THE W/2 SE/4 SW/4, FOR A DISTANCE OF 1321.76 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88°40'57" WEST AND ALONG THE SOUTH LINE OF THE W/2 SE/4 SW/4, FOR A DISTANCE OF 661.97 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS 875,219 SQUARE FEET OR 20.092 ACRES.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORR SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARING BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(1) MAG SPIKE FOUND AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;

(2) MAG NAIL FOUND AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 7;

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°09'22" WEST.

AND THAT 141 SUMMIT, LLC, HEREINAFTER REFERRED TO AS "OWNER", HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED, AND SUBDIVIDED INTO LOTS, BLOCKS, RESERVE AREAS, AND STREETS IN CONFORMITY WITH THE ACCOMPANYING PLAT IN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA; AND THE OWNER HAS GIVEN TO SAID PLAT THE NAME OF "THE SUMMIT AT PINE RIDGE", AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA (THE "SUBDIVISION"; WHENEVER THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN "THE SUMMIT AT PINE RIDGE" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHENEVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF JENKS, TULSA COUNTY, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE).

SECTION I. STREETS, EASEMENTS, AND UTILITIES

A. STREETS AND UTILITY EASEMENTS:

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHT-OF-WAY FOR 141ST STREET SOUTH AS DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, AND WATER LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES, AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY, REPAIR, AND REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING, AND REPLACING OVER, ACROSS, AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON THE OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, NO BUILDING, STRUCTURE, OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED, OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE:

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC AND COMMUNICATION SERVICES MAY BE LOCATED WITHIN THE 141ST STREET SOUTH RIGHT-OF-WAY AS DEDICATED BY THIS PLAT AND WITHIN THE PERIMETER UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT. STREET LIGHT POLES OR STANDARDS SHALL BE SERVED BY UNDERGROUND CABLE AND, EXCEPT AS PROVIDED IN THE IMMEDIATELY-PRECEDING SENTENCE, ALL SUPPLY LINES INCLUDING ELECTRIC, COMMUNICATION, AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICE AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT OR RESERVE AREA, PROVIDED THAT, UPON INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT,

EFFECTIVE, AND NON-EXCLUSIVE EASEMENT ON THE LOT OR RESERVE AREA, COVERING A 5 FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.

3. THE SUPPLIER OF ELECTRIC, COMMUNICATION, AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, COMMUNICATION, OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.

4. THE OWNER OF THE LOT OR RESERVE AREA SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT OR RESERVE AREA AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, COMMUNICATION, OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER OF THE LOT OR RESERVE AREA SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF OWNER OF THE LOT OR RESERVE AREA OR SUCH OWNER'S AGENTS OR CONTRACTORS.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION B. SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, COMMUNICATION, OR GAS SERVICE AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE:

1. EACH LOT AND RESERVE AREA OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON THE OWNER'S LOT OR RESERVE AREA.

2. WITHIN THE UTILITY EASEMENTS AND THE STORMWATER DRAINAGE AND DETENTION EASEMENT DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS, OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF JENKS, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING, AND CUSTOMARY SCREENING FENCES AND WALLS THAT DO NOT CONSTITUTE AN OBSTRUCTION.

3. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OR RESERVE AREA OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OF THE LOT OR RESERVE AREA, OR SUCH OWNER'S AGENTS OR CONTRACTORS.

4. THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO AND UPON ALL UTILITY AND THE STORMWATER DRAINAGE AND DETENTION EASEMENT DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE FOREGOING COVENANTS SET FORTH IN THIS SUBSECTION C. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT OR RESERVE AREA AGREES TO BE BOUND BY THESE COVENANTS.

D. LOT SURFACE DRAINAGE:

ALL LOTS AND RESERVE AREAS SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. EXCEPT AS OTHERWISE PROVIDED FOR STORMWATER DETENTION FUNCTIONS WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENT, NO LOT OR RESERVE AREA OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS SUCH OWNER'S LOT OR RESERVE AREA. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY EACH LOT AND RESERVE AREA OWNER, THE HOMEOWNERS' ASSOCIATION, AND THE CITY OF JENKS, OKLAHOMA.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS:

THE OWNER OF THE LOT OR RESERVE AREA DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE, SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. LIMITS OF NO ACCESS:

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO 141ST STREET WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "LNA" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED UPON REVIEW AND RECOMMENDATION BY THE JENKS PLANNING COMMISSION AND APPROVAL BY THE JENKS CITY COUNCIL, OR THEIR RESPECTIVE SUCCESSORS, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO. THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF JENKS.

G. STORMWATER DRAINAGE AND DETENTION EASEMENT:

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL STORMWATER DRAINAGE AND DETENTION EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, DETENTION, RETENTION, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS, STREETS, AND RESERVE AREAS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.

2. STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF JENKS, OKLAHOMA.

3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORMWATER DRAINAGE AND DETENTION EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT AREA UNLESS APPROVED BY THE CITY OF JENKS, OKLAHOMA; PROVIDED, HOWEVER, THAT THE PLANTING OF TURF OR SINGLE TRUNK TREES HAVING A CALIPER OF NOT MORE THAN TWO AND ONE-HALF (2

1/2) INCHES SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF JENKS. ALL OTHER LANDSCAPING SHALL REQUIRE THE APPROVAL OF THE CITY OF JENKS. FENCES, WALLS, AND ENTRY FEATURES SHALL BE PERMITTED ALONG THE PERIMETERS OF THE STORMWATER DRAINAGE AND DETENTION EASEMENT, PROVIDED THAT THE SAME DO NOT CAUSE OBSTRUCTION OF THE FLOW, CONVEYANCE, OR DISCHARGE OF STORMWATER THROUGH THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREA.

4. STORMWATER DETENTION, RETENTION, AND DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE RESPECTIVE OWNERS OF THE RESERVE AREA CONTAINING THE STORMWATER DRAINAGE AND DETENTION EASEMENT TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED STORMWATER DRAINAGE, RETENTION, AND DETENTION FUNCTIONS, INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION, AND THE OWNER OF THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREA SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE AREA IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:

- GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR (4) WEEKS, OR LESS.
- CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
- THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREA SHALL BE KEPT FREE OF DEBRIS.
- CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.

5. IN THE EVENT THE RESERVE AREA OWNER CONTAINING THE STORMWATER DRAINAGE AND DETENTION EASEMENT SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, THE FAILURE TO REMOVE SILTATION, OR THE ALTERATION OF GRADE WITHIN THE STORMWATER DRAINAGE AND DETENTION EASEMENT AREA, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, DETENTION, OR RETENTION FUNCTIONS AND MAY REMOVE ANY ACCUMULATED SILTATION OR OTHER OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE RESERVE AREA OWNER CONTAINING THE STORMWATER DRAINAGE AND DETENTION EASEMENT, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF RESERVE A CONTAINING THE EASEMENT, OR ASSIGNMENT OF THE STORMWATER DRAINAGE AND DETENTION EASEMENT MAINTENANCE TO THE ASSOCIATION. IN THE EVENT THE OWNER OF THE RESERVE AREA CONTAINING THE STORMWATER DRAINAGE AND DETENTION EASEMENT SHOULD FAIL TO PAY THE COSTS OF MAINTENANCE, AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE RESERVE AREA. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA.

6. THE COVENANTS SET FORTH IN THIS SUBSECTION G. SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNERS OF EACH LOT AND RESERVE AREA AGREE TO BE BOUND BY THESE COVENANTS.

SECTION II. RESERVE AREAS

A. GENERAL

1. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, ALL RESERVE AREAS ARE HEREBY DESIGNATED AND CREATED TO PROVIDE FOR CERTAIN PUBLIC PURPOSES AND PRIVATE USES AND IMPROVEMENTS AS FURTHER SPECIFIED HEREIN AND ARE RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION.

2. ALL COSTS AND EXPENSES ASSOCIATED WITH ALL RESERVE AREAS, INCLUDING MAINTENANCE OF VARIOUS IMPROVEMENTS AND RECREATIONAL FACILITIES, SHALL BE THE RESPONSIBILITY OF THE RESERVE AREA OWNER, WHICH SHALL BE THE HOMEOWNERS' ASSOCIATION UPON CONVEYANCE OF SUCH RESERVE AREA BY THE OWNER/DEVELOPER TO THE ASSOCIATION. FROM AND AFTER SAID DATE, SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE RESERVE AREAS AND ALL COSTS AND EXPENSES ASSOCIATED THEREWITH, INCLUDING MAINTENANCE OF THE PRIVATE STREETS AND VARIOUS OTHER IMPROVEMENTS AND RECREATIONAL FACILITIES. SEE SECTION IV. FOR ADDITIONAL DETAILS AND REQUIREMENTS.

3. IN THE EVENT THE OWNER OF ANY RESERVE AREA SHOULD FAIL TO PROPERLY MAINTAIN SUCH RESERVE AREA OR FACILITIES THEREIN LOCATED AS HEREIN PROVIDED, THE CITY OF JENKS, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR, MAY ENTER SUCH RESERVE AREA AND PERFORM SUCH MAINTENANCE, AND THE COST THEREOF SHALL BE PAID BY THE OWNER THEREOF.

4. IN THE EVENT THE OWNER OF ANY RESERVE AREA SHOULD FAIL TO PAY THE COST OF SAID MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF JENKS, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH OF THE LOTS WITHIN THE SUBDIVISION, WHICH LIEN MAY BE FORECLOSED BY THE CITY OF JENKS, OKLAHOMA; OR THE CITY OF JENKS OR THE JENKS PUBLIC WORKS AUTHORITY MAY ADD SUCH BILLING PRORATED UPON THE RESIDENTIAL LOT OWNERS' WATER BILLS, WHICH METHOD OF COLLECTION SHALL BE DETERMINED BY THE CITY OF JENKS.

5. THE CITY OF JENKS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO PURCHASE ANY AND ALL RESERVE AREAS FROM THE OWNER THEREOF IN THE EVENT: (A) A COUNTY TREASURER'S CERTIFICATE OF TAX SALE BY ASSIGNMENT (THE TAX CERTIFICATE) IS ISSUED BY THE COUNTY TREASURER OF TULSA COUNTY, OKLAHOMA, AS THE RESULT OF UNPAID REAL PROPERTY TAXES COVERING ANY OR ALL SUCH RESERVE AREAS OF "THE SUMMIT AT PINE RIDGE"; AND (B) THE CITY OF JENKS BECOMES THE OWNER OF THE TAX CERTIFICATE OR REDEEMS THE TAX CERTIFICATE ACCORDING TO OKLAHOMA LAW.

6. THE CITY OF JENKS SHALL HAVE SIXTY (60) DAYS AFTER SATISFACTION OF I.L.A.5(A) AND I.L.A.5(B) ABOVE TO PURCHASE ANY CONCERNED RESERVE AREA OF "THE SUMMIT AT PINE RIDGE" FROM THE OWNER THEREOF FOR THE SUM OF TEN DOLLARS (\$10.00). THE CONCERNED RESERVE AREA OWNER SHALL DELIVER A CONVEYANCE TO THE CITY UPON RECEIPT OF SAID PURCHASE PRICE.

B. RESERVE A

1. RESERVE A, AS DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED BY GRANT OF THE OWNER/DEVELOPER FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF THE RESIDENTIAL LOTS WITHIN THE SUMMIT AT PINE RIDGE, THEIR GUESTS AND INVITEES, FOR THE PURPOSE OF CONSTRUCTING PRIVATE STREETS PROVIDING ACCESS TO AND FROM PUBLIC STREETS,

FOR PROVIDING STORM SEWER AND STORMWATER DRAINAGE AND DETENTION AND NEIGHBORHOOD AMENITIES, FOR UTILITIES, AND FOR PROVIDING GATES AND RELATED ENTRANCE SECURITY FACILITIES, NEIGHBORHOOD PERIMETER LANDSCAPING, DECORATIVE FENCING, SIGNAGE AND ENTRY FEATURES, SHELTER BUILDINGS OR STRUCTURES, LANDSCAPING, IRRIGATION, AND LIGHTING, AND IS RESERVED FOR FUTURE CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION, TO BE FORMED PURSUANT TO SECTION IV. HEREOF FOR THE PURPOSES OF THE OWNERSHIP, ADMINISTRATION, AND MAINTENANCE OF THE PRIVATE STREETS, STORMWATER DETENTION, AND OTHER PRIVATE DRAINAGE FACILITIES, AND OTHER COMMON AREAS OF THE SUBDIVISION. RESERVE A, WHETHER OR NOT SO DESIGNATED ON THE ACCOMPANYING PLAT, IS HEREBY ADDITIONALLY DEDICATED AS A UTILITY EASEMENT. SUCH NEIGHBORHOOD AMENITIES MAY INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO: OPEN SPACE, PRIVATE PARK AND OTHER PASSIVE AND ACTIVE RECREATION USES, PAVILION AND OTHER PROTECTIVE BUILDINGS OR STRUCTURES, PLAYGROUNDS, AND OTHER USES, BUILDINGS, STRUCTURES, AND IMPROVEMENTS AS DETERMINED BY THE OWNER/DEVELOPER, OR ITS SUCCESSORS, AND APPROVED BY THE CITY OF JENKS PUBLIC WORKS DEPARTMENT, PROVIDED SUCH BUILDINGS, STRUCTURES, OR IMPROVEMENTS DO NOT CAUSE AN OBSTRUCTION OR IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE RESERVE AREAS

2. THE OWNER/DEVELOPER HEREBY GRANTS TO THE CITY OF JENKS, OKLAHOMA, INCLUDING, WITHOUT LIMITATION, POLICE AND FIRE DEPARTMENTS, AND OTHER EMERGENCY RESPONSE AND GOVERNMENTAL AGENCIES HAVING JURISDICTION, THE UNITED STATES POSTAL SERVICE AND OTHER PARCEL DELIVERY SERVICES, ANY PUBLIC UTILITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO THE REFUSE COLLECTION SERVICE WHICH PROVIDES SERVICE WITHIN THE SUBDIVISION, THE RIGHT TO ENTER AND TRAVERSE THE PRIVATE STREETS WITHIN RESERVE A AND TO OPERATE THEREON ALL NECESSARY VEHICLES AND EQUIPMENT.

3. THE OWNER, FOR ITSELF, ITS SUCCESSORS, AND THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION IV. HEREOF, HEREBY COVENANTS WITH THE CITY OF JENKS, OKLAHOMA, WHICH COVENANTS SHALL RUN WITH THE LAND, INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA, TO:

- CONSTRUCT AND MAINTAIN PRIVATE STREET SURFACING EXTENDING THE FULL LENGTH OF RESERVE A AND MEETING OR EXCEEDING CITY OF JENKS DESIGN STANDARDS FOR A RESIDENTIAL PUBLIC STREET.
- PROHIBIT THE ERECTION OF ANY ARCH OR SIMILAR STRUCTURE OVER A PRIVATE STREET DEPICTED WITHIN RESERVE A WHICH WOULD INHIBIT ANY GOVERNMENTAL VEHICLE, INCLUDING BUT NOT LIMITED TO FIRE DEPARTMENT VEHICLES, FROM FREE USAGE OF THE PRIVATE STREETS.
- SECURE INSPECTION OF THE PRIVATE STREETS AND SECURE CERTIFICATION BY THE CITY OF JENKS, OKLAHOMA, THAT THE PRIVATE STREETS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, OR IF THE CITY OF JENKS, OKLAHOMA, DECLINES TO INSPECT THE PRIVATE STREETS, SECURE CERTIFICATION FROM A LICENSED PROFESSIONAL ENGINEER THAT THE PRIVATE STREETS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS ABOVE SET FORTH, AND THE REQUIRED CERTIFICATION SHALL BE FILED WITH THE JENKS PUBLIC WORKS DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY LOT THAT DERIVES ITS ACCESS FROM A PRIVATE STREET.

4. FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AND FOR THE BENEFIT OF THE CITY OF JENKS, OKLAHOMA, THE OWNER/DEVELOPER HEREBY ESTABLISHES AND GRANTS A PERPETUAL, NON-EXCLUSIVE STORMWATER DRAINAGE AND DETENTION EASEMENT ON, OVER, AND ACROSS THAT PORTION OF RESERVE A AS DEPICTED ON THE ACCOMPANYING PLAT AS "STORMWATER DRAINAGE AND DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND AND UNDERGROUND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS AND AREAS WITHIN THE SUBDIVISION, AND FROM PROPERTIES OUTSIDE OF THE SUBDIVISION.

C. INDEMNIFICATION OF OWNER AND CITY

1. EACH LOT AND RESERVE AREA OWNER AND RESIDENT AND MEMBER OF THE HOMEOWNERS' ASSOCIATION AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER/DEVELOPER AND THE CITY OF JENKS, OKLAHOMA, AND THEIR RESPECTIVE AGENTS AND REPRESENTATIVES, FROM ALL CLAIMS, LIABILITIES, AND DAMAGES ARISING IN CONNECTION WITH THE OWNERSHIP AND USE OF THE FACILITIES AND IMPROVEMENTS CONSTRUCTED OR SITUATED IN THE RESERVE AREAS.

2. EACH LOT AND RESERVE AREA OWNER AND RESIDENT AND MEMBER OF THE HOMEOWNERS' ASSOCIATION AGREES THAT NEITHER THE OWNER/DEVELOPER NOR THE CITY OF JENKS, OKLAHOMA, SHALL BE LIABLE TO THE LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF FOR ANY DAMAGE TO PERSON OR PROPERTY CAUSED BY ACTION, OMISSION, OR NEGLIGENCE OF ANY LOT OR RESERVE AREA OWNER OR RESIDENT OR MEMBER OF THE ASSOCIATION OR ANY GUEST, VISITOR, OR INVITEE THEREOF.

Preliminary Plat

PUD-155

THE SUMMIT AT
PINE RIDGE

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION & RESTRICTIVE COVENANTS
(CONTINUED)

Please note the
underlying zoning

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. APPROVAL

"THE SUMMIT AT PINE RIDGE" WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT (PUD) NO. 155 ("THE SUMMIT AT PINE RIDGE") (HEREINAFTER, "PUD-155") AS PROVIDED WITHIN SECTION 16-9-8 OF THE JENKS, OKLAHOMA UNIFIED DEVELOPMENT ORDINANCE (UDO).

THE PUD OVERLAY DISTRICT WAS CREATED TO VISUALLY REPRESENT AREAS OF THE COMMUNITY THAT ARE GOVERNED BY AN APPROVED PLANNED UNIT DEVELOPMENT AS DETAILED IN SECTION 16-9-8 OF THE UDO. UPON APPROVAL OF A PLANNED UNIT DEVELOPMENT BY THE CITY COUNCIL, THE ZONING MAP SHALL BE AMENDED TO REFLECT THE PUD OVERLAY.

PUD-155 WAS AFFIRMATIVELY RECOMMENDED BY THE CITY OF JENKS PLANNING COMMISSION ON APRIL 9 2026, AND APPROVED BY THE JENKS CITY COUNCIL ON APRIL 21, 2026, WITH IMPLEMENTING ORDINANCE (ORDINANCE NO. 1686) APPROVED APRIL 21, 2026.

PUD-155 REQUIRES THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF JENKS, SUFFICIENT TO INSURE THE IMPLEMENTATION AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY AMENDMENTS THERETO, AND THE OWNER DESIRES TO ESTABLISH THE RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF JENKS, OKLAHOMA.

B. AMENDMENT(S)

ANY PUD OVERLAY DISTRICT AMENDMENTS TRANSPIRING HEREAFTER SHALL BE AS PROCESSED AS PROVIDED WITHIN SECTION 16-9-8 (J) AMENDMENTS TO APPROVED PLANNED UNIT DEVELOPMENT OF THE UNIFIED DEVELOPMENT ORDINANCE (UDO) OF THE CITY OF JENKS.

THE PUD PROVISIONS OF THE UDO ORDINANCE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD, INURING TO AND ENFORCEABLE BY THE OFFICE OF CODE ENFORCEMENT, CITY OF JENKS, OKLAHOMA, SUFFICIENT TO INSURE THE IMPLEMENTATION OF AND CONTINUED COMPLIANCE WITH THE APPROVED PUD AND ANY FUTURE AMENDMENTS.

C. FILING OF A NEW PUD AND/OR AMENDMENT(S)

THE CITY OF JENKS, IN ORDER TO PROVIDE AN ACCURATE RECORD OF THE APPROVED ESTABLISHED COVENANTS IDENTIFIED IN THE APPROVED ORDINANCE AND DETAILED IN THE DEVELOPMENT CRITERIA AND STANDARDS OF THE PUD OVERLAY DISTRICT DOES REQUIRE THAT ALL APPROVED PUD DOCUMENTS (MINOR OR MAJOR) BE FILED BY "SEPARATE INSTRUMENT" AS AN ADDENDUM TO THE DEED OF DEDICATION OF THE PLAT OF RECORD WITH THE TULSA COUNTY CLERK AND SEPARATE INSTRUMENT DOCUMENT SHALL BE AVAILABLE TO THE PUBLIC AT THE CITY OF JENKS PLANNING DEPARTMENT PER CITY OF JENKS POLICY.

D. PUD OVERLAY DISTRICT DOCUMENT ACCESS

REGARDING DEVELOPMENTS GOVERNED BY A PUD OVERLAY DISTRICT, PRIOR TO ANY SITE DEVELOPMENT OR DESIGN, CONTACT THE CITY OF JENKS OR PERFORM A TITLE SEARCH FOR THE APPROVED PLAT ADDENDUM DOCUMENT.

SECTION IV. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION:

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN THE SUMMIT AT PINE RIDGE (THE "HOMEOWNERS' ASSOCIATION" OR THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING PROPERTY AND FACILITIES INCLUDING BUT NOT LIMITED TO PRIVATE STREETS, RESERVE AREAS, STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES AND EASEMENT AREAS, PRIVATE PARKS AND OTHER RECREATIONAL FACILITIES, ENTRY FEATURES, AND LANDSCAPING THAT ARE OR FROM TIME TO TIME MAY BE FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS WITHIN THE SUBDIVISION, AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION, AND FOR ENHANCING THE VALUE, DESIRABILITY, AND ATTRACTIVENESS OF THE SUBDIVISION AND OF ANY OTHER SUBDIVISION WHICH MAY SUBSEQUENTLY BE MERGED WITH OR ANNEXED TO THE GEOGRAPHIC JURISDICTION OF THE HOMEOWNERS' ASSOCIATION BY THE OWNER OR ITS SUCCESSORS OR ASSIGNS AS FURTHER OUTLINED IN SECTION IV.F. THE OWNER MAY DISCHARGE MANAGEMENT CONTROL OF THE HOMEOWNERS' ASSOCIATION UPON OCCUPANCY OF 51% OF THE LOTS IN THE SUBDIVISION.

B. MEMBERSHIP:

EVERY PERSON OR ENTITY WHO IS A RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP TO THE HOMEOWNERS' ASSOCIATION AS OF THE DATE OF INCORPORATION, OR AS OF THE DATE OF RECORDING OF THE DEED, WHICHEVER OCCURS LAST.

C. COVENANT FOR ASSESSMENTS:

THE OWNER AND EACH SUBSEQUENT OWNER OF A LOT, BY ACCEPTANCE OF A DEED THEREFOR, ARE DEEMED TO COVENANT AND AGREE TO PAY TO THE HOMEOWNERS' ASSOCIATION AN ANNUAL ASSESSMENT WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST INCLUDING, WITHOUT LIMITATION, ALL PRIVATE STREETS AND ALL OTHER RESERVE AREAS DESIGNATED ON THE PLAT. SAID ASSESSMENTS WILL BE ESTABLISHED BY THE ASSOCIATION'S BOARD OF DIRECTORS IN ACCORDANCE WITH THE DECLARATION AND THE BYLAWS OF THE ASSOCIATION. AN UNPAID ASSESSMENT SHALL BECOME A LIEN ON THE LOT AGAINST WHICH IT IS MADE. THE LIEN, HOWEVER, SHALL BE SUBORDINATE TO THE LIEN OF ANY FIRST MORTGAGE.

D. SPECIAL ASSESSMENTS:

IN ADDITION TO THE ASSESSMENTS AUTHORIZED ABOVE, THE HOMEOWNERS' ASSOCIATION MAY LEVY A SPECIAL ASSESSMENT FOR THE PURPOSE OF DEFRAYING, IN WHOLE OR IN PART, THE COSTS OF ANY CONSTRUCTION OR RECONSTRUCTION, REPAIR, OR REPLACEMENT OF A CAPITAL IMPROVEMENT UPON ANY COMMON AREA OR ENTRYWAYS, INCLUDING THE NECESSARY FIXTURES AND PERSONAL PROPERTY RELATED THERETO AND PAYMENT FOR ANY EXPENSES DEEMED NECESSARY AND APPROPRIATE BY THE BOARD OF DIRECTORS, SUBJECT TO THE TERMS OF AND AS MORE PARTICULARLY PROVIDED IN THE HOMEOWNERS' ASSOCIATION'S BYLAWS.

E. ENFORCEMENT RIGHTS OF THE ASSOCIATION:

THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS SET FORTH WITHIN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY, AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

F. EXPANSION RIGHTS OF THE ASSOCIATION:

THE OWNER HEREBY RESERVES THE RIGHT TO ADD ADDITIONAL LAND TO THE HOMEOWNERS' ASSOCIATION TO SHARE IN BOTH USE AND COSTS OF RESERVE AREAS, OTHER COMMON AREAS, AND STORMWATER DRAINAGE, DETENTION, AND RETENTION FACILITIES LOCATED WITHIN STORMWATER DRAINAGE AND DETENTION EASEMENTS. ADDITIONAL LAND CAN ONLY BE ADDED BY THE EXPRESS CONSENT OF THE ORIGINAL OWNER, UNTIL SUCH TIME AS THE OWNER RELINQUISHES THIS RIGHT TO THE HOMEOWNERS' ASSOCIATION BY INSTRUMENT DULY FILED OF RECORD. UPON ADDITION OF LAND AS PROVIDED HEREIN, THE OWNERS OF SUCH LAND SHALL BE PERMITTED ALL RIGHTS, PRIVILEGES, AND RESPONSIBILITIES OF THE HOMEOWNERS' ASSOCIATION.

G. REQUIRED MOWING OF VACANT LOTS:

THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MOW ANY VACANT LOT WITHIN THE DEVELOPMENT 10 DAYS AFTER THE LOT OWNER HAS RECEIVED NOTICE FROM THE CITY OF JENKS CODE ENFORCEMENT DEPARTMENT THAT SAID LOT IS IN VIOLATION OF JENKS CITY CODE SECTION 13-1-13, ABATEMENT OF WEEDS AND TRASH. THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO ADD COSTS OF SAID MOWING TO SAID LOT OWNER'S HOMEOWNERS' ASSOCIATION DUES TO BE COLLECTED IN ACCORDANCE WITH PARAGRAPH C. COVENANT FOR ASSESSMENTS.

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT:

THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS, AND SECTION IV.G. REQUIRED MOWING OF VACANT LOTS ARE CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO, AND ADDITIONALLY THE COVENANTS WITHIN SECTIONS I., II., III., AND IV.G., WHETHER OR NOT SPECIFICALLY THERIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED IN SECTION IV. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION IV.G.) SHALL INURE ONLY TO THE BENEFIT OF THE OWNERS OF THE LOTS WITHIN THE SUBDIVISION AND THE HOMEOWNERS' ASSOCIATION PROVIDED FOR IN SECTION IV. IF THE UNDERSIGNED OWNER, OR ITS SUCCESSORS OR ASSIGNS, OR OWNERS OF ANY LOT WITHIN THE SUMMIT AT PINE RIDGE SHALL VIOLATE ANY OF THE COVENANTS HEREIN, IT SHALL BE LAWFUL FOR THE BENEFICIARIES AS SPECIFICALLY OUTLINED HEREIN TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT SUCH PERSON OR PERSONS FROM SO DOING, OR TO COMPEL COMPLIANCE WITH THE COVENANT. IN ANY JUDICIAL ACTION BROUGHT BY THE HOMEOWNERS' ASSOCIATION OR AN OWNER OF A LOT, WHICH ACTION SEEKS TO ENFORCE THE COVENANTS OR RESTRICTIONS SET FORTH HEREIN, OR TO RECOVER DAMAGES FOR THE BREACH THEREOF, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE ATTORNEY'S FEES AND COSTS AND EXPENSES INCURRED IN SUCH ACTION.

B. DURATION:

THE COVENANTS CONTAINED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE UNDERSIGNED OWNER, ITS GRANTEES, SUCCESSORS AND ASSIGNS AND ALL PARTIES CLAIMING UNDER IT FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE OF THE RECORDING HEREOF, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AMENDED OR TERMINATED AS HEREINAFTER PROVIDED.

C. AMENDMENT OR TERMINATION:

THE COVENANTS CONTAINED WITHIN SECTION I. STREETS, EASEMENTS, AND UTILITIES, SECTION II. RESERVE AREAS, SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS, SUBSECTION IV.G., AND THIS SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LAND TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE JENKS PLANNING COMMISSION, OR ITS SUCCESSORS, AND THE CITY OF JENKS, OKLAHOMA. THE COVENANTS CONTAINED WITHIN SECTION IV. HOMEOWNERS' ASSOCIATION (EXCLUSIVE OF SUBSECTION IV.G.) AND ANY OTHER PROVISION OF THIS DEED OF DEDICATION WHICH DID NOT INITIALLY REQUIRE THE APPROVAL OF THE JENKS PLANNING COMMISSION OR THE CITY OF JENKS, MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER, WITHOUT THE APPROVAL OF THE CITY OF JENKS, UNTIL THE ASSOCIATION IS TURNED OVER TO THE LOT OWNERS, AFTER WHICH TIME SUCH AMENDMENT OR TERMINATION SHALL REQUIRE A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNERS OF MORE THAN 60% OF THE LOTS WITHIN THE SUBDIVISION; PROVIDED THAT, DURING SUCH PERIOD THAT THE OWNER IS THE RECORD OWNER OF AT LEAST ONE (1) LOT WITHIN THE SUBDIVISION, ANY CONFLICT OF AMENDING OR TERMINATING INSTRUMENTS SHALL BE CONTROLLED BY THAT INSTRUMENT EXECUTED BY THE OWNER. THE PROVISIONS OF ANY SUCH INSTRUMENT AMENDING OR TERMINATING COVENANTS SHALL BE EFFECTIVE FROM AND AFTER THE DATE THE INSTRUMENT IS PROPERLY RECORDED.

D. SEVERABILITY:

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, 141 SUMMIT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT ON THIS _____ DAY OF _____, 2027.

BY:

MICHAEL K. LAMB, MANAGER

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2027, PERSONALLY APPEARED MICHAEL K. LAMB, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AS MANAGER OF 141 SUMMIT, LLC, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, AND AS THE FREE AND VOLUNTARY ACT AND DEED OF 141 SUMMIT, LLC FOR THE USES AND PURPOSES THERIN SET FORTH, THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES:

NOTARY

CERTIFICATE OF SURVEY

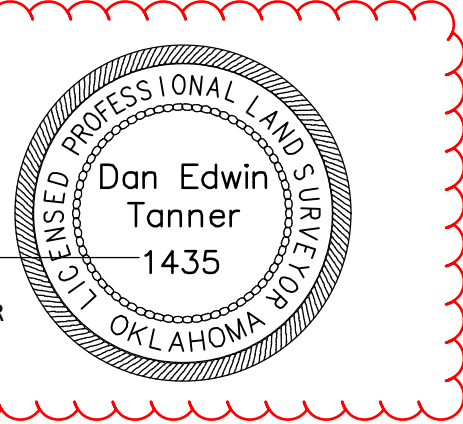
I, DAN E. TANNER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT IN THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2027.

move seal
away from the
signature line

BY:

DAN E. TANNER
LICENSED LAND SURVEYOR
OKLAHOMA NO. 1435



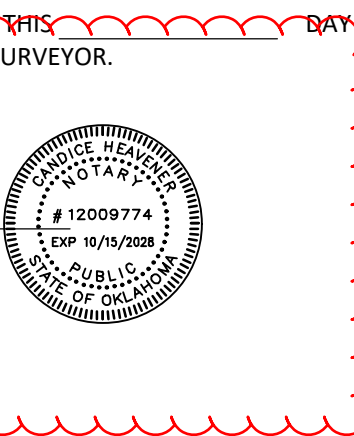
STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2027, BY DAN E. TANNER, AS A LICENSED LAND SURVEYOR.

10/15/2028

MY COMMISSION EXPIRES:

CANDICE HEAVENR, NOTARY



move seal
away from the
signature line

Conceptual Utility Plan

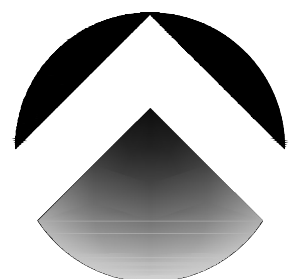
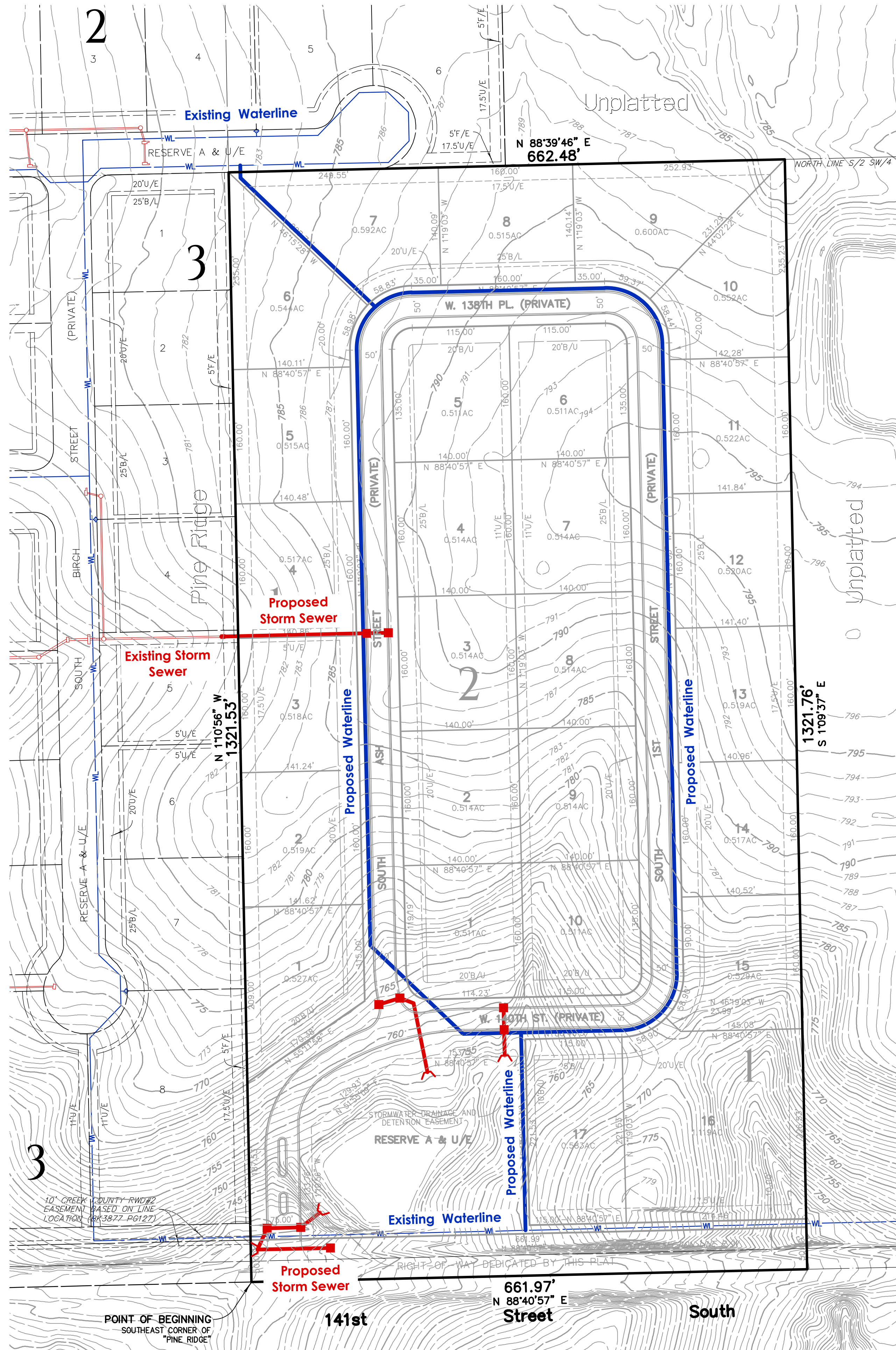
PUD-155

THE SUMMIT AT
PINE RIDGE

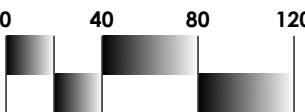
PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7),
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
141 Summit, LLC
MICHAEL LAMB
EMAIL: MICHAEL@LAMBHOMESOK.COM
114 South 3rd Street
Jenks, Oklahoma 74037
Phone: (918) 289-3595

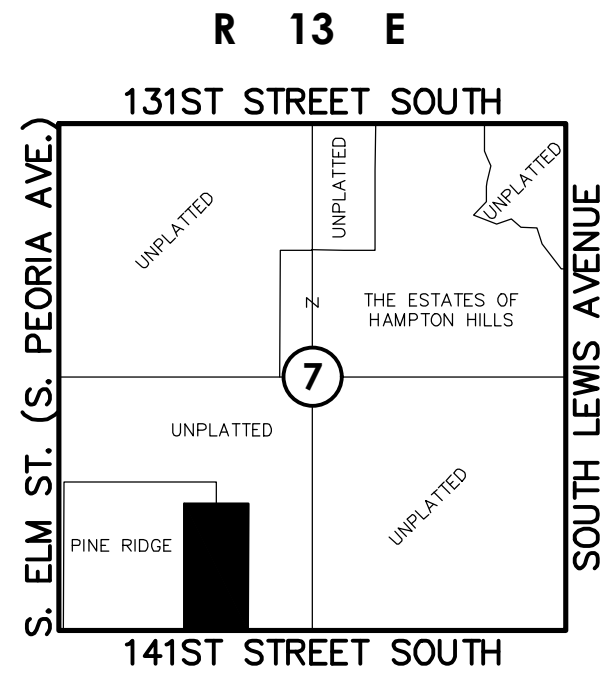
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



NORTH



Scale: 1"= 80'
Tanner Consulting



Location Map

Scale: 1"= 2000'



SUBDIVISION CONTAINS:

TWENTY-SEVEN (27) LOTS
IN TWO (2) BLOCKS
WITH ONE (1) RESERVE

GROSS SUBDIVISION AREA: 20.092 ACRES

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- GOV'T GOVERNMENT
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1234 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT (SEE NOTE 2)
- STORM SEWER INLET

DATE OF PREPARATION: May 1, 2026

The Summit at Pine Ridge
SHEET 1 OF 1



CITY OF JENKS

211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

To: Christopher Shrout, City Manager
F. Robert Carr, Assistant City Manager

From: Barry Parsons, Public Works Director

Date: June 10, 2026

Subject: Mowing, Weed eating, and Flower Bed Maintenance Contract Award
July 1, 2026, through October 31, 2026

Since the second half of FY16-17, mowing contract services have been provided to supplement city personnel and equipment. These services have been able to be performed at regular prescribed intervals and on a consistent basis, especially when city personnel had to be assigned to other unscheduled priority maintenance needs. These services have been provided in some parks, on city rights-of-way, detention ponds/drainage ditches, and have recently included flower beds.

The contract for mowing services for calendar year 2025 was rebid in March of 2025 since the two-year extension expired in October of 2025. The current contract has picked up three contractors which include Abundant Life Lawn Services, Mow-town Outdoors, and Hazelwood's. The current contract allows for two additional contract extensions for current contractors. A "Recommended Award Tabulation" has been prepared for the FY 2026 Fall mowing period from July 1, 2026, to October 31, 2026, as attached. The resulting total amount of recommended contract mowing, weed eating and flower bed maintenance for this period is \$303,172.00.

Costs have gone up slightly from last mowing season due to inflation. Moreover, the flowerbed maintenance has gone up due to the addition of two flower beds in the Median on Main Street...

Staff recommends award of mowing, weed eating and flower bed maintenance services for the period of July 1, 2026, to October 31, 2026, to:

- **Abundant Life Lawn Services** in an amount of \$54,780 (Account No. 50-522- 5250), and \$21,460 (Account No. 50-523-5250) and \$13,320 (Account No. 90-919-5250), and \$50,670 (Account No. 10-561-5250), and \$19,200 (Account No 10-245-5248).
- **Mow-Town Outdoors** in an amount of \$39,105 (Account No. 50-522-5250), \$18,405 (Account No. 50-523-5250), and \$31,291 (Account No. 10-561-5250).
- **Hazelwood's Lawn Service** in the amount of \$16,663 (Account No. 50-522-5250) and \$1,380 (Account 10-561-5250), and \$13,972.50 (Account No. 50-523-5250)

Attachments:

Recommended Award Tabulation

Recommended Award Tabulation - City of Jenks
July 1, 2026 to October 31, 2026
Mowing/Trimming/Flower Bed Maintenance Service Contract

Map #	Location	Abundant Life		Mowtown		Hazelwood		# of Mowing's	Category Total
		Price Per Mowing	Total	Price Per Mowing	Total	Price Per Mowing	Total		
	Mowing/Weedeating - General Maintenance (50-522-5250)								
1	Fire Station 1, City Hall, and PD	260.00	4,680.00		0.00		0.00	18	
2	ROW 131st & Elm	80.00	1,440.00		0.00		0.00	18	
3	"B" St Parking Lot		0.00		0.00	51.75	931.50	18	
4.1,2	Elm Street - "K" Pl to "C" Street	120.00	2,160.00		0.00		0.00	18	
5	Entry Tower		0.00		0.00	46.00	828.00	18	
6	Pedestrian Bridge (9th & "B" Street)	280.00	5,040.00		0.00		0.00	18	
8	Behind Aquarium to bridge	360.00	6,480.00		0.00		0.00	18	
8 - ADD.	Behind Aquarium Foilage clearing bridge area	200.00	400.00		0.00		0.00	2	
9	Elm Street ROW - 101st St South to 111th St (includes medians)		0.00	230.00	4,140.00		0.00	18	
10	ROW 111th From Elm to Douglas #1 & 2		0.00	275.00	2,475.00		0.00	9	
11.1,2	Elm Street ROW - 121st to 131st		0.00	160.00	2,880.00		0.00	18	
12	Outlet Drive - Elm Street to Roundabout - Fenceline	120.00	2,160.00		0.00		0.00	18	
13.1,2	Aquarium Drive/Trail - South of Pedestrian Bridge to Elm St.	1,100.00	19,800.00		0.00		0.00	18	
14	ROW - Date & Main Streets		0.00		0.00	97.75	1,759.50	18	
15	ROW - 1st St and Aquarium Place		0.00		0.00	51.75	931.50	18	
16	ROW - Beaver St. west of Elm		0.00		0.00	86.25	1,552.50	18	
17	ROW - Elm St. (CVS and Levee)		0.00		0.00	34.50	621.00	18	
18	ROW - Birch St and "K" Place/Birch St. and "J" St.		0.00	30.00	540.00		0.00	18	
19	ROW - 5th & "K" Pl		0.00	90.00	1,620.00		0.00	18	
21	111th Street - US Hwy 75 to S. Douglas Avenue area		0.00	280.00	2,520.00		0.00	9	
22	121st Street (Elm to Elwood)		0.00	270.00	2,430.00		0.00	9	
23	Union Ave - 91st Street to 96th (Main) Street		0.00		0.00	287.50	5,175.00	18	
24	Union Ave - 111th to 121st Street		0.00	250.00	2,250.00		0.00	9	
25.1,2,3,4	Floreene / 126th / Harvard to 141st		0.00	475.00	4,275.00		0.00	9	
26.1,2	131st Street - Lewis to East end of cul-de-sac		0.00	225.00	2,025.00		0.00	9	
27	Kimberly Clark Place - 131st St. to N. Side of Bridge	320.00	2,880.00		0.00		0.00	9	
28.1,2	Elwood Ave. - 96th Street to 111th St		0.00	560.00	5,040.00		0.00	9	
29	West Main St. - Elwood to Koa (includes medians)		0.00	200.00	3,600.00		0.00	18	
	Medium Birch St to Ash		0.00	50.00	900.00		0.00	18	
	North Side of 131st So. Between Lewis to Elm		0.00	300.00	2,700.00		0.00	9	
30	West Main St. - Franklin to Elwood	280.00	2,520.00		0.00		0.00	9	
32	Property - Aquarium Place between Birch St. & Railroad	120.00	2,040.00		0.00	172.50	3,105.00	18	
32 - ADD.	Property - Aquarium Place Foilage clearing	200.00	400.00		0.00		0.00	2	
69.1,2	121st Street- East of Elm to PSO Substation/Guardrails	900.00	16,200.00		0.00		0.00	18	
69 - ADD.	121st Street- Guardrail Foilage clearing	700.00	1,400.00		0.00		0.00	2	
73	QT to Polecat Bridge - West Side	80.00	1,440.00		0.00		0.00	18	
73 - ADD.	QT to Polecat Bridge - Tree branch clearing	200.00	200.00		0.00		0.00	1	
76	City Properties - Date Street - Between "A" & "B" Streets	0.00	0.00		0.00	97.75	1,759.50	18	
78	"A" Street Parking Lot		0.00	40.00	720.00		0.00	18	
79	Hive & Alley		0.00	30.00	540.00		0.00	18	
	<i>Recommended Subtotals</i>	5,320.00	69,240.00	3,465.00	38,655.00	925.75	16,663.50		\$124,559
	Mowing/Weedeating - Drainage Maintenance (50-523-5250)								
35	South Creek Park and Detention Area		0.00	170.00	3,060.00		0.00	18	
36	Sunnybrook Park/Detention Area/Channels		0.00	230.00	4,140.00		0.00	18	
37	Summit View Detention Pond (113th Ct. and S. Ash St)		0.00	70.00	1,260.00		0.00	18	
38	Wilmott Creek		0.00	360.00	3,240.00		0.00	9	
39	ROW - Outlet Mall, Includes Lfit Station & Wilmott Creek	740.00	13,320.00		0.00		0.00	18	
40.1,2	"H" St. Holding Pond 1 & 2		0.00	120.00	1,080.00		0.00	9	
41	Frog Pond - Cedar & "D" St		0.00	90.00	810.00		0.00	9	
42	Churchill Park - Detention Ponds 1 and 2	280.00	2,520.00		0.00		0.00	9	
43	Churchill Park Detention Area	340.00	3,060.00		0.00		0.00	9	
44	Waste Water Treatment Plant (Drainage Creek)	120.00	1,080.00		0.00		0.00	9	
44 - ADD.	Waste Water Treatment Plant Tree branch clearing	400.00	400.00		0.00		0.00	1	
46	Holley Street Detention Area		0.00			138.00	1,380.00	10	
47	US 75 and 111th St. Cell Tower & Detention Pond	0.00	0.00	140.00	1,260.00		0.00	9	
48	Glenwood South Detention Pond		0.00	90.00	810.00		0.00	9	
49	Reasors Detention Pond		0.00	120.00	1,080.00		0.00	9	
50	Victoria Pond Park and Detention Pond	0.00	0.00	185.00	1,665.00		0.00	9	
51	"C" Street Drainage - "B" St. to "C" St. and East to 8th St	120.00	1,080.00		0.00		0.00	10	
	<i>Recommended Subtotals</i>	2,000.00	21,460.00	1,575.00	18,405.00	138.00	1,380.00		\$42,630

	Mowing/Weedeating - Aquarium (90-919-5250)								
7	Aquarium	740.00	13,320.00					18	
	<i>Recommended Subtotals</i>	740.00	13,320.00						\$13,320
	Mowing/Weedeating - Parks & Grounds (10-561-5250)								
20	Fire Station 2		0.00	130.00	2,340.00		0.00	18	
33	Property - S. side of Main St W of Railroad	120.00	2,160.00		0.00		0.00	18	
34	Property - S. 30th Pl (north 131st Street)	250.00	2,250.00		0.00		0.00	9	
52	Park West Koa from Main to Parking Lot		0.00		0.00	40.25	724.50	18	
53	Bark West (at Park West)		0.00	140.00	2,520.00		0.00	18	
54	Park West - Football Parking Lot		0.00	90.00	1,620.00		0.00	18	
55.1,2	Central Park and "C" St Park	300.00	5,400.00		0.00		0.00	18	
56	Lion's Club Park and Alley		0.00		0.00	86.25	1,552.50	18	
57	Veterans Park	740.00	13,320.00		0.00		0.00	18	
58	Downtown Commons		0.00	60.00	1,080.00		0.00	18	
59	South Ridge Park		0.00		0.00	86.25	1,552.50	18	
60	Oakwood 2 Park		0.00		0.00	74.75	1,345.50	18	
61	ROW From 91st Street to Main Street	140.00	2,520.00		0.00		0.00	18	
62	ROW 2900 (West Main St)		0.00		0.00	212.75	3,829.50	18	
63	Copperfield Estates Park	100.00	1,800.00		0.00		0.00	18	
64	ROW On Elgin		0.00		0.00	69.00	1,242.00	18	
65	Satellite Facility (950 W 101st St.)		0.00	140.00	2,520.00		0.00	18	
66	Churchill Park Trail	1,200.00	10,800.00		0.00		0.00	9	
67	Red Earp Trail	160.00	1,440.00		0.00		0.00	9	
68	Training Levee - Creek Turnpike Apartments		0.00	150.00	1,350.00		0.00	9	
70	West 116th St South - From Elm to 5th Street		0.00	180.00	1,620.00		0.00	9	
71	South Elwood Perryman Ranch	140.00	1,260.00		0.00		0.00	9	
72	131st & Elm - From Elm On South Side of 131st 200 Feet East of 131st		0.00		0.00	74.75	1,345.50	18	
74	Outlet Drive - Elm Street to Roundabout	540.00	9,720.00		0.00		0.00	18	
77	Gregory Circle Park & 101st Street East to Elwood				0.00		0.00	18	
80	Country Meadows Park					69.00	1,242.00	18	
81	Juniper Ridge		0.00			63.25	1,138.50	18	
	<i>Recommended Subtotals</i>	3,690.00	50,670.00	890.00	13,050.00	776.25	13,972.50		\$77,693
	Mowing/Weedeating - Community Development (10-245-5248)								
75	The Ranch On Elm	960.00	19,200.00					20	
	<i>Recommended Subtotals</i>	960.00	19,200.00						\$13,680
	Mowing/Weedeating Recommended Award Sub-total								\$0
Map #	Location							# of Services	Category Total
	Flower Bed Maintenance - Parks & Grounds (10-561-5250)								
3	Median - Main Street at Cedar			42.00	714.00			17	
4	Flower Beds - City Hall (Elm Street at "B" Street)			42.00	714.00			17	
5	Flower Beds - Main Street at 1st Street and 1st Street at the Hive			42.00	714.00			17	
6	Flower Beds - 2nd Street south of Main			42.00	714.00			17	
7	Flower Beds - Commons Park			42.00	714.00			17	
8	Flower Beds - Entry Tower ("A" Street at 9th Street)			42.00	714.00			17	
9	Flower Bed - West Entry Feature (east of US 75/Main St interchange)			42.00	714.00			17	
10	Flower Beds - Fire Station 2 (121st St. between Elm & Elwood)			42.00	714.00			17	
11	Raised Planters - Main St. (3rd to 5th)			42.00	714.00			17	
12	Raised Planters - Aquarium Dr east of Elm St.			42.00	714.00			17	
13	Police Station			42.00	714.00			17	
14	Lions Park			42.00	714.00			17	
15	Elm Medians (4,000 sf)			168.00	2,856.00			17	
16 A&B	Main St. Medians & Main St. Medians (750 sf)			126.00	2,142.00			17	
17	Veterans Park Bathrooms Flower Bed			42.00	714.00			17	
18	Purple Heart Monument @ Veterans Park			42.00	714.00			17	
19	Main St. Medians Flower Bed West Of RR Crossing (New)			65.00	1,105.00			17	
	"A" Street add on			42.00	714.00			17	
	A Street Tedford Pkg Lot Border			42.00	714.00			17	
	Fire Station 1			42.00	714.00			17	
	<i>Flower Bed (561) Recommended Subtotals</i>			1,073.00	18,241.00				
	Flower Bed Maintenance - Aquarium (90-919-5250)								
1	Flower Bed - Aquarium				0.00				
	<i>Recommended Subtotals</i>			0.00	0.00				\$0
	Total Flower Bed, Mowing/Weedeating (561 & 919) Recommended Subtotals			1,073.00	31,291.00				\$31,291
	FY 2025-2026 Recommended Award Total								\$303,172



CITY OF JENKS
211 NORTH ELM STREET • P.O. BOX 2007
JENKS, OKLAHOMA 74037-2007
PHONE (918) 299-5883 • FAX (918) 299-4489

MEMORANDUM

To: **Christopher Shrout, City Manager**

From: **F. Robert Carr, Jr., P.E., Assistant City Manager**

Date: June 16, 2026

Subject: **Interlocal Agreement with Tulsa County for Road and Bridge Maintenance and Repair**

F. Robert Carr, Jr.

Tulsa County has provided an Interlocal Agreement that provides for cooperation and coordination of existing resources for maintenance/repair on roads and bridges within our jurisdictions. Various roads and bridges in the County fall within multiple jurisdictions for limited distances dependent upon city limit boundaries. The terms of the Agreement conform to the State of Oklahoma Interlocal Cooperation Act and provides the mechanism for the County to enter into an agreement with the City of Jenks to perform governmental services/activities (in conformance with Title 69, Section 601 of the Authority and Duties of County Commissioners).

Specifically, the powers and duties for both Tulsa County and the City included in the agreement are to:

- Advise the other jurisdiction of all actions with respect to any project scheduled to be completed on a road or bridge within the other jurisdiction.
- Retain ownership and responsibility for those roads which may be maintained, improved or repaired under this agreement.
- Agree to cooperate with the other party during times of emergency and/or extreme weather conditions to provide support and additional services as available.

The agreement shall become effective July 1, 2026 and remain in effect until terminated by either party. Termination could be initiated by providing written notice at least ninety (90) days prior to any proposed date of termination.

Staff recommends approval of the Agreement.

Attachment:

1 – Interlocal Agreement between the County of Tulsa, Oklahoma and the City of Jenks, Oklahoma Concerning Road and Bridge Maintenance and Repair

INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF TULSA, OKLAHOMA AND THE CITY OF JENKS, OKLAHOMA CONCERNING ROAD AND BRIDGE MAINTENANCE AND REPAIR

This agreement is made pursuant to the Interlocal Cooperation Act (74 O.S. § 1001 et seq.) by and between the Board of County Commissioners of the County of Tulsa, Oklahoma (hereafter "the County"), and the City of Jenks, Oklahoma (hereafter "the City"). The express purpose of this agreement is to enable cooperation and combine existing resources between the County and the City for continuing maintenance and repair on roads and bridges under the jurisdiction of the above-named parties.

DURATION

1. This agreement shall be in effect beginning July 1, 2026 and remain in effect until terminated by either party.
2. Either party may terminate this agreement by providing written notice to the other at least ninety (90) days prior to the proposed termination.
3. Either party may request a modification of the agreement by making a written request identifying the desired amendments, or the subject matter thereof, at least forty-five (45) days in advance of any negotiation concerning amendment.

PURPOSE

The parties hereto, through each respective governing body, hereby find and declare:

1. WHEREAS, the above-named parties need assistance from each other in order to provide for consistent and continuous improvement of roads and bridges within their respective jurisdictions, and
2. WHEREAS, Title 69, Section 601 of the Authority and Duties of County Commissioners provides the mechanism for Counties to enter into agreements with other political subdivisions to perform any governmental service or activity, and
3. WHEREAS, the aforementioned roads and bridges frequently fall within multiple jurisdictions for limited distances dependent upon city limits boundaries.

POWERS AND DUTIES

The County shall advise the City of all actions with respect to any project scheduled to be completed on a county road or bridge for which part of said road or bridge falls within the City's jurisdiction.

The City shall advise the County of all actions with respect to any project scheduled to be completed on a city road or bridge for which part of said road or bridge falls within the County's jurisdiction.

MAINTENANCE AND OPERATION

The County and the City shall each retain ownership and responsibility for those roads which may be maintained, improved or repaired under this agreement.

The County and the City agree to cooperate with the other party during times of emergency and/or extreme weather conditions to provide support and additional services as available.

ADMINISTRATION

All parties expressly agree that each individual party to the AGREEMENT shall comply with the rules and regulations of the State of Oklahoma for the implementation of any project.

ADOPTION

Approved by the City Council of the City of Jenks this _____ day of _____, 2026.

City of Jenks:

Attest:

BY:

BY:

Cory Box, Mayor

, City Clerk

Approved as to Form:

BY:

, City Attorney

Approved by the Board of County Commissioners of the County of Tulsa, Oklahoma this _____ day of _____, 2026.

Tulsa County:

Attest:

BY:

BY:

Kelly Dunkerley, Chairman

Michael Willis, County Clerk

Approved as to Form:

BY:

Andrew Mihelich, Assistant District Attorney

IAFC TV Proposal



Client Name:	Jenks Fire Department
Event:	IAFC's Fire-Rescue International (FRI) Conference 2026. Kansas City, Missouri. August 12-14, 2026.

Proposal prepared for the Jenks Fire Department detailing the production, broadcast & distribution of a Thought Leadership video that will be highlighted at the IAFC's Fire-Rescue International Conference 2026 & online

Background

The IAFC is partnering again with the international film and broadcasting company, WebsEdge to produce IAFC TV. This venture serves to raise the visibility of fire departments and fire protection districts that are at the cutting edge of innovation in fire and emergency services, and provides them with a platform to disseminate their successful programs, initiatives and best practices to the international fire and emergency services community.

WebsEdge has been the official broadcast partner for the IAFC for the last 12 years. Throughout this partnership, we have worked with many of the most prestigious Fire Departments and agencies around the world. If you would like to get a better understanding of the style and structure of the films, the following link will take you to some videos on departments that were highlighted in the same way at last year's Fire-Rescue International:

Branson Fire Department, MO:

<https://www.youtube.com/watch?v=DTtUzblUHxU>

Southern Marin Fire Protection District, CA:

<https://www.youtube.com/watch?v=kk9lb3XcDfl>

North Central Fire Protection District, CA:

<https://www.youtube.com/watch?v=B-iqQnYps0Y>

Modesto Fire Department, CA:

https://www.youtube.com/watch?v=WN3EtKr_6m4

Distribution

The IAFC has an audience of over 12,000 members. Your video will be featured in the unique and exclusive IAFC TV broadcast at Fire-Rescue International 2026 to the delegation as follows:

- Broadcast throughout the conference on large IAFC branded screens situated in high traffic locations
- Broadcast on large IAFC branded screens at the IAFC TV Studio
- Included within the daily IAFC TV highlight shows during the week of the Fire-Rescue International Conference
- Included in all IAFC TV social media activity on multiple channels done before, during and after the event
- On dedicated cable channels in official delegates' hotel rooms in the Kansas City area
- In the online coverage during the event on the IAFC website and IAFC TV YouTube channel
- Copies of the videos will be produced and made available upon request to conference attendees

Your video will then be broadcast on the IAFC TV YouTube channel for a minimum of 12 months after Fire-Rescue International 2026.

Format

Your 5-minute video will be shot in high definition 16:9 widescreen ratio. The finished edited film can be supplied to you in any file format (e.g. .mp4, .mov, .fov).

WebsEdge will supply master copies of the final edited video, as well as a shorter 1-minute highlight version for social media output, and all the raw material from the shoot on an electronic hard drive.

Editorial Control

You will have editorial oversight over the content of the video. WebsEdge will not broadcast any footage on the Jenks Fire Department until you have signed off the final proof of the video to confirm that you are happy with the content and confirmed that it conforms with any relevant brand guidelines you may have.

Production & Filming Schedule

Stage 1: Preproduction consultation with WebsEdge Producer to discuss the details and messages of the video, potential interviewee's, visuals, case study material, filming locations and dates for the filming to take place

Stage 2: The producer will provide a filming schedule for you to approve.

Stage 3: The filming will take place on any date and any location selected by you. We have a crew that are local to you who will conduct the filming, which means that they can be responsive to your needs on when the filming takes place. We can also conduct remote interviews with clients or partners who are based elsewhere or are unable to make it to your chosen location for the day of filming.

Stage 4: WebsEdge will produce a 1st Edit of the video.

Stage 5: You will then be able to view the video on a secure location online and dictate any changes you require.

Stage 6: WebsEdge will implement any changes and continue the process until you sign off the final proof of the video.

Stage 7: The final edit of the video is then taken to Fire-Rescue International for broadcast as detailed above.

Rights & Benefits

You will have the copyright and all other rights, including intellectual property rights for all of the footage filmed by WebsEdge on your behalf so that you can use it for any purpose you wish. All material will be delivered to the Jenks Fire Department after you have signed off the final edit of your video.

Apart from the fantastic peer recognition and exposure, other fire departments we have worked with have found the above very useful in a number of different areas:

Recruiting and retaining staff

Sharing best practices that can inspire other fire departments

Communicating positive outcomes to their community and other community stakeholders

Building partnerships & collaborations with other agencies within their own city, county and state

Building partnerships & collaborations with other agencies nationally.

Cost

The cost of this package is fixed at \$27,300 USD which is fully inclusive and covers all aspects of the pre-production, filming, editing, post-production, broadcasting and distribution, including travel, sustenance, equipment hire, insurance, etc. A breakdown of the cost is detailed below:

Production Costs:	10,040.00
All pre-production consultation / scheduling / planning and briefing	3,190.00
1 - 9 hr day shoot with Director or Reporter, Camera Operator with Kit - Incl lighting / sound / camera (HD)	6,225.00
All transport and expenses for crew	340.00
Media transfer to hard drives, consumables and transport of rushes	285.00
Post-production Costs:	10,250.00
Edit Producer – Incl logging & Scripting/Edit Supervising	2,930.00
2 day Editor & Edit Suite - incl 2D gfx	4,970.00
1/2 Day Editor & Edit Suite for Amendments	940.00
Picture grade and sound mix	920.00
Mastering, Encoding, Uploading & Archiving	365.00
Copyright free music	125.00
Distribution Costs:	7,010.00
Broadcast within the daily shows during the Fire-Rescue International Conference	4,815.00
Broadcast on all social media conducted by IAFC TV during the event	1,095.00
Upload & upkeep of appropriate web channels for 12 months	420.00
Indefinite copyright licensing to client of video and footage	680.00
<u>Total:</u>	<u>\$27,300.00</u>

NB - This cost is a flat rate for the package and is the same amount that applies to every fire department that is profiled in this way at the IAFC's Fire-Rescue International Conference with one day of filming.

WebsEdge is a trading name of WebsEdge Limited: 6 Henrietta Street, London, WC2E 8PT, UK

Registered in England: No. 3520183



JENKS FIRE & RESCUE

P.O. Box 2007
Jenks, OK 74037-2007
918-298-1491

To: Mayor and City Council

From: Greg Ostrum, Fire Chief

Date: 6/9/2026

Subject: International Association of Fire Chiefs (IAFC) Fire-Rescue International 2026 Documentary Opportunity

Purpose

The purpose of this memorandum is to inform the Mayor and City Council of an opportunity for the Jenks Fire Department to be featured during the official International Association of Fire Chiefs (IAFC) Fire-Rescue International (FRI) 2026 conference, one of the most prominent gatherings of fire and emergency service leaders in the world.

Background

The Jenks Fire Department has been contacted by IAFC TV regarding the potential development of a five-minute documentary-style case study highlighting our department's recent accomplishments and vision for the future. The documentary would be broadcast during Fire-Rescue International (FRI) 2026, which will be held in Kansas City, Missouri, August 12–14, 2026.

According to IAFC TV, the Jenks Fire Department was identified as a potential candidate due to several significant achievements, including:

- The successful opening of our new \$4.7 million fire station earlier this year.
- The SAFER Grant-funded six new firefighters.
- The in-house fire academy training program.
- The department's continued commitment to innovation, growth, and strategic planning.
- The unique perspective of leadership continuity and long-term departmental development within the community.

Significance

Fire-Rescue International attracts thousands of fire service leaders, emergency managers, elected officials, and public safety professionals from across North America and around

the world. Departments selected for these features are recognized for innovative practices, leadership, and forward-thinking approaches to public safety.

Being considered for inclusion provides an opportunity to:

- Showcase the City of Jenks and the Jenks Fire Department on an international stage.
- Highlight the City's investment in public safety infrastructure and personnel.
- Recognize the dedication, professionalism, and accomplishments of the firefighters, officers, and support staff who have contributed to the department's success.
- Share best practices and lessons learned with the broader fire service community.
- Reinforce Jenks' reputation as a progressive and growing community committed to high-quality emergency services.

Next Steps

Jenks staff has met with IAFC TV for an initial discussion to determine whether there is a strong mutual fit for the documentary project. Both the IAFC and city staff feel that this is a great opportunity for the City of Jenks and the fire department. The special appropriation before you will finalize and approve the project to move forward with a filming date end of June, early July.

Conclusion

This invitation reflects the substantial progress the Jenks Fire Department has made in recent years and serves as recognition of the outstanding work being performed by our personnel. Regardless of whether the department ultimately participates, being considered for this opportunity is a testament to the commitment of our firefighters and staff, as well as the support provided by the Mayor, City Council, and community in advancing public safety initiatives.

Resolution No. 901

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA
ADOPTING AMENDMENTS TO THE ANNUAL REVENUES AND APPROPRIATIONS FOR
THE BUDGET OF THE CITY OF JENKS, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE
30, 2026.**

WHEREAS, the City of Jenks has unexpected expenditures which have not been appropriated in the budget for fiscal year 2025-2026; and

WHEREAS, the City of Jenks has unexpended unencumbered cash balances on hand for the fiscal year 2025-2026; and

WHEREAS, the City of Jenks is required to make supplemental appropriations for revenue sources and expenditures not appropriated in the budget;

NOW THEREFORE BE IT RESOLVED by the City of Jenks that the following supplemental appropriations be made:

City – Fire Suppression Capital Fund (Fund 14)

Revenue: Fund Balance	\$27,000
Expenditure: 10-411-5252 – Fire Suppression – Professional Services	\$27,000

PASSED BY THE CITY COUNCIL OF THE CITY OF JENKS, Oklahoma, and signed by the Chairman this 16th day of June 2026.

Mayor

Attest:

Brandon Macy, City Clerk

Approved as to form:

Teresa Nowlin, City Attorney

Jenks | City Council Staff Report



To	Mayor Cory Box and City Council Christopher Shrout, City Manager
Hearing Date	June 23, 2026
Case Number	Downtown Master Plan Beck Design
Request	Recommendation of Adoption of the Downtown Master Plan
Applicant	City of Jenks

Staff Report	Preparer Marcaé Hilton
--------------	--------------------------

Attachments	Preparer
☐ Downtown Masterplan	Beck Design
☐ Economic Development Study	Hunden
☐ Parking Study	Walter P. Moore

Background Information

The City of Jenks engaged Beck Design to lead the Downtown Master Plan, ensuring alignment with the City's mission, vision, and comprehensive land use strategy for the area between the railroad tracks and the Arkansas River along Main Street. Beck's team was tasked with focusing City resources on high-impact priorities identified through extensive public and stakeholder input. Their work integrated the community's historical character while outlining directives for future growth, guided by findings from the Hunden Partners *Market Demand, Financial Feasibility, and Economic Impact Analysis*, as well as insights from the *Downtown Jenks Masterplan-Parking Analysis* conducted by Walter P. Moore. The City of Jenks recognizes that the successful development of towns and cities is a collaborative process—one that depends on the collective efforts and contributions of many.

Summary of Timeline & Recommendation

Based on the provided timeline and project details, here is the summarized breakdown of the Jenks Downtown Master Plan milestones and recommendations.

- ✓ **October 1, 2024** | City Council | Contract Approved with Beck Design for the purpose of creating a Downtown Master Plan.
- ✓ **October 2024-February 2025** | Economic analysis, framework visioning, and alternative evaluations Completed on schedule.
- ✓ **February 2025-April 2025** | Framework and Concepts Setting the vision | Completed on schedule.
- ✓ **April 2025-May 2025** | Alternatives and Evaluation | Completed on schedule.

- ✓ **April 21, 2025** | Planning Commission | Presentation of Economic Development Report, by Hunden Partners
- ✓ **May 06, 2025** | City Council | Presentation of Economic Development Report, by Hunden Partners
- ✓ **PUBLIC OPEN HOUSES | 2025 (8)**
 - April 16, All Day | Jenks Herb and Plant Festival
 - May 14, 11:30am - 1:30pm | ARA LIVE (111 E. Main Street)
 - May 15, 7:30am - 9:30am | ARA LIVE (111 E. Main Street)
 - May 19, 11:30am - 12:30pm | Community Room at Jenks City Hall
 - May 20, 4pm - 6pm | Lobby/Vestibule at Jenks City Hall
 - May 31, All Day | Jenks America Food Truck Festival
 - June 2, 11:30am - 1:30pm | ARA LIVE (111 E. Main Street)
 - June 3, 4pm - 6pm in Lobby/Vestibule | Jenks City Hall
- ✓ **May 2025-July 2025** | Final Master Plan, Submitted to Staff for review and approval.
 - Final materials were completed on schedule but delayed by staff with additional requests to the consultant.
 - The documents have been received and are under review.
- ✓ **November 4, 2025** | City Council | Update presented by Beck Design
- ✓ **March 13-22, 2026** | *Reimagine Main Street: BLOCK BY BLOCK* | *Pop Up Main Street*

Special Acknowledgments:

- All trees and shrubs were provided for free by Springcreek Nursery on Riverside Drive (managed by Chad Roney).
- Plants were installed and maintained by City of Jenks Public Works staff,
- Flowers were planted, loved, and then replanted by Assistant Chief Melissa Brown, Communications Director Katie Butterfield, and Marcae Hilton.
- Special Thanks to the COJ employees that came early (4am) and stayed late to see the vision come to fruition.

Outdoor exhibit for 10 days in March of 2026, the City of Jenks Planning Department ran a pilot project in response to public feedback during the Downtown Master Plan process. During the original feedback process, the majority of participants showed a desire for reduced parking, different form of parking (parallel or similar) and/or no parking on parts of Main Street in Downtown Jenks. Before moving forward with recommendations to Jenks City Council, the Planning Department provided the public, as well as businesses in Downtown, the opportunity to experience what minimal and/or zero parking spaces may look and feel like on Main Street.

From March 13 to March 22, 2026, parking spaces from 1st Street to 2nd Street on Main Street were blocked by small trees and landscaping (drive lanes were still open). During the 10-day pilot program, Main Street businesses were asked to activate the extra space, provided within the parking stalls, with outdoor dining, shopping, and much more. The survey results were mixed with over 700 participants.

- ✓ **May 07, 2026** | Planning Commission | Presentation and recommendation.
- ✓ **June 23, 2026** | City Council | Presentation and potential adoption.

Recommendation: Staff and Planning Commission recommend adoption of the Downtown Masterplan.

CITY OF JENKS



JENKS DOWNTOWN MASTER PLAN

June 23, 2026



walter
p moore

swa



ACKNOWLEDGMENTS

CITY OF JENKS

MAYOR CORY BOX
VICE MAYOR JOHN BROWN
DONNA OGEZ, COUNCILOR
MATTHEW EMMONS, COUNCILOR
CRAIG MURRY, COUNCILOR
ADAM ABEL, COUNCILOR
KEVIN SHORT, COUNCILOR
CITY MANAGER CHRISTOPHER SHROUT
ASSISTANT CITY MANAGER ROBERT CARR

CITY OF JENKS STAFF

MARCAE HILTON, DIRECTOR OF PLANNING
BRANDON MACY, CITY CLERK
KATIE BUTTERFIELD, DIRECTOR OF COMMUNICATIONS
TANNER RUSH, DEVELOPMENT COORDINATOR
JARRETT DENTON, STAFF ENGINEER
ANTHONY WILKINS, CITY ENGINEER
BARRY PARSONS, PUBLIC WORKS DIRECTOR
TERESA NOWLIN, CITY ATTORNEY

DEVELOPERS/ BROKERS

RED DOG CONSTRUCTION
FREEFORM
PAIN COMMERCIAL REAL ESTATE
COSTAR REPRESENTATIVES
HINES DEVELOPMENT
PRICE EDWARDS AND COMPANY

PARTICIPANT GROUPS

JENKS GARDEN CLUB
JENKS POLICE DEPARTMENT
JENKS FIRE DEPARTMENT
OKLAHOMA AQUARIUM
JENKS PUBLIC SCHOOLS
JENKS CHAMBER
ELEVATE JENKS
PLANNING COMMISSION
TECHNICAL ADVISORY

CONSULTANT TEAM

BECK DESIGN
SWA GROUP
HUNDEN PARTNERS
WALTER P. MOORE



A special than you to Downtown business owners, members of the community, and other stakeholders who provided meaningful input to guide this work.

TABLE OF CONTENTS

INTRODUCTION

PURPOSE	6
VISION	7
METRICS	8
MARKET DEMAND ANALYSIS	10
FINANCIAL FEASIBILITY ANALYSIS	12
ECONOMIC IMPACT ANALYSIS	14
PARKING ANALYSIS	15

KEY ZONES:

EVENTS CORRIDOR	19
WALK OF FAME	20
WEST GATEWAY	21
MAIN STREET.....	22

MASTER PLAN FRAMEWORK:

MAIN STREET VACANCIES	25
PARKING	26
STREET SECTIONS	31
MAIN STREET VISION	32
DISTRICT CONNECTIVITY	37
UTILITIES + INFRASTRUCTURE	46

NEW PROJECTS:

WEST GATEWAY DEVELOPMENT	49
CHARACTER IMAGERY	52
WEST GATEWAY VISION	56

IMPLEMENTATION:

IMPLEMENTATION RECOMMENDATIONS	65
--------------------------------------	----

APPENDIX

SITE FURNISHINGS	72
PLANTING DESIGN GUIDELINES	87
REFERENCE PROJECTS	105
MAIN STREET - STREETSCAPE OPTIONS	138
WEST GATEWAY LOT OPTIONS	149



Jenks OK, Source: Google Earth

INTRODUCTION

PURPOSE

The purpose of the plan is to share a common vision for downtown and identify strategies for implementation. The JENKS downtown master plan builds upon previous studies for the revitalization of the city of JENKS including the 2020 horizon JENKS comprehensive plan, 2022 transportation master plan, and the 2015 INCOG JENKS Go Plan, by combining all the information and bringing forth ideas and recommendations relevant to the micro downtown district.

While the master plan absorbs familiar concepts from those previous studies, this plan takes a different approach to the revitalization of downtown. An economic and market demand study provided data outlining potential future developments, the master plan focuses on catalyzing transformation through investing in the public realm, upgrading utilities and infrastructure to support ongoing and future development, and formalizing a strategy for shared parking that unlocks development potential for future and existing businesses to thrive, while allowing for housing growth and other diverse uses to energize the city of JENKS.



VISION

TO REPOSITION DOWNTOWN AS THE HEART AND SOUL OF JENKS

The desired outcome of the master plan is revitalization with focus on authenticity of place. Focused energy and investment in specific areas of downtown build upon the existing strengths and assets to leverage the energy building around current catalysts between first and third street.

The master plan framework is structured around strengthening four key zones;

Events Corridor
Walk of Fame
West Gateway Lot
Main Street

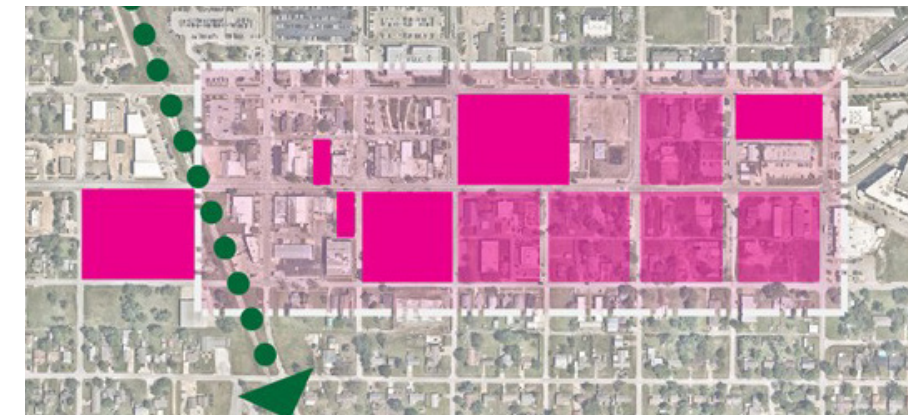
A central component to the framework is the development of the west gateway lot - creating a multi-use gathering space that serves as both a physical and visual transitions to the heart of downtown.

The vision is to position downtown JENKS as the community center of choice to experience a vibrant and diverse culture through living, working, shopping, dining and civic events. The vision is a vibrant downtown reminiscent of the past but looking to the future with families sitting, chatting, and strolling throughout.

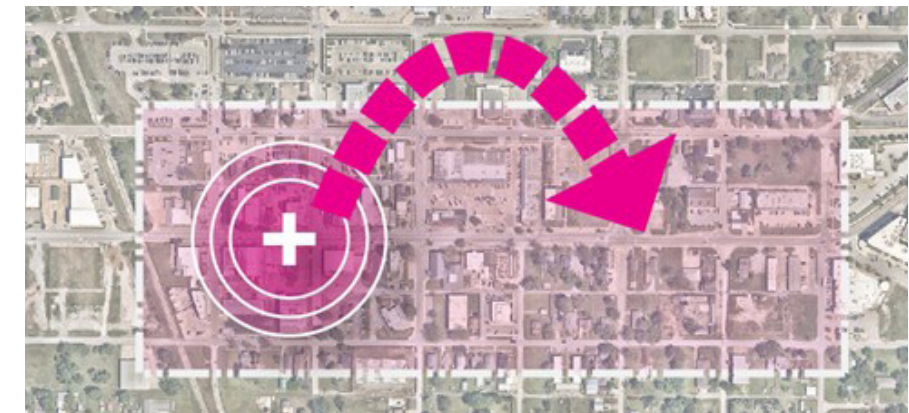
Enhance the west gateway into the downtown core.



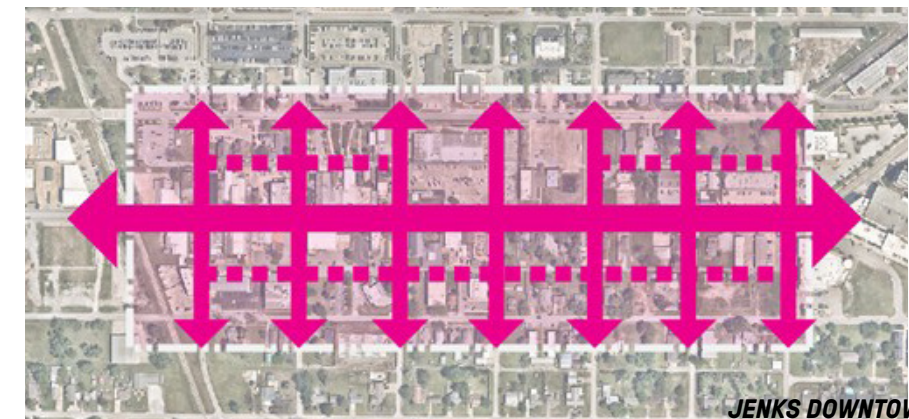
Strengthen key opportunity sites with all age amenities.



Build upon the existing high-quality character of Western downtown.



Create more vibrant pedestrian realm.



METRICS

Shaping Downtown

Urban planning and placemaking will respond to the area’s unique character, history and physical environment. Solutions will focus on capturing the imagination , while being realistic and manageable, but remaining flexible enough to adjust to changing conditions and needs over time.

Tools and data used:

- Market Demand Analysis
- Financial Feasibility Analysis
- Economic Impact Analysis
- Current Conditions Parking Analysis

Prior documentation reviewed

- Horizon JENKS Comprehensive Plan, September 2020
- Transportation Master plan, August 2022
- JENKS Code of Ordinances UDO, October 2022
- INCOG JENKS GO Plan, 2015 – Ongoing
- Library Lot RFP Responses

Managing Downtown

Maintaining a high-quality and welcoming physical environment requires regularly planned maintenance, in terms of hardscape and softscape elements, furnishings, infrastructure, as well as a continuous focus on making incremental improvements.

Tools and data used:

- Site Furnishing Selection
- Planting Design Guidelines
- Future Demand Parking Analysis
- Building Stock Analysis

Experiencing Downtown

The downtown user experience should be akin to serving as the city’s living room or backyard. Urban open space frameworks should promote community interaction, healthy lifestyles, and innovation exchange. Downtown will be rooted in the site, and focused on the resilience of the existing urban structure framework.

Tools and data used:

- Streetscape Precedents Analysis
- Benchmark Project Analysis
- Parking Preference Survey
- JENKS Block-By-Block Survey

MARKET DEMAND ANALYSIS

WHERE ARE YOU NOW?

This effort aims to generate economic growth, foster synergy with the surrounding Downtown District, and enhance the area’s appeal for residents and visitors alike. The analysis will assess current and future market conditions, identify demand opportunities for mixed-use development, and recommend priority projects and amenities that align with the City’s vision. The overarching goals include: Generate Economic Growth, Foster Vibrant Redevelopment, Strengthen Synergy with the District.

Where are you now?

Analyzed demographic and trade area data along with the current supply and demand for commercial, hospitality, residential, and conference/entertainment assets to identify gaps in the market that could potentially be addressed by new development within the Study Area.

	Office	Retail/ Restaurant	Residential	Entertainment	Conference/ Meeting Space	Supportive Hotel	Walkability/ Destination Appeal
Supply (Downtown)	Moderate	Good	Low	Moderate	Low	Low	Moderate
Low Moderate Good Rankings are based on feedback from key stakeholders, market research, and how Jenks Downtown District stacks up within the competitive market.	Increased demand for office space within the downtown area. Minimal projected office development over the next two years.	Retail assets are the top-performing properties in downtown Jenks, serving and the primary draw for visitors to the area. Unmet demand for additional retail and restaurant options downtown. Many retail spaces remain underutilized, presenting opportunities for growth.	Only 150 housing units are planned to deliver in the submarket within the next two years (located in Bixby). Additional multifamily development is crucial to meet population growth and rising housing demand as most housing supply is limited to single family.	Opportunities to expand year-round visitation by hosting more festivals and events downtown with a targeted marketing strategy. Growing need for additional entertainment anchors to encourage full-day downtown engagement.	Jenks is losing business to regional competitors due to lack of large event spaces. Inadequate hotel accommodations further limit the ability to host significant events.	Insufficient hotel accommodations for larger events and overall out-of-town visitation, only three hotel properties exist within city limits. The casino offers the most rooms at a single property but does not appeal to all visitor demographics.	Stronger walkability and higher density are needed to enhance the downtown. Rising safety concerns regarding traffic emphasize the need for improved traffic control Measures.

As the local population increases within and surrounding the Study Area, the need for additional commercial development will increase to support the residential base. Family-friendly assets are needed in a more walkable, mixed-use environment that not only support residents, but also encourages tourism.



MARKET DEMAND ANALYSIS

WHAT ARE THE OPPORTUNITIES?

Key Market Indicators

Population Growth 63.6%

Since 2010, Jenks' population has increased by 63.6 percent indicating a significant demand to live in the market.

Daily Traffic Volume 10,000+

Average daily traffic volume exceeds more than 10,000 cars on Main Street, showing a significant level of capturable visitors.

Household Income \$104,970

According to the US Census Bureau, the median household income in 2023 for Jenks, is more than 50 percent higher than Tulsa County.

Drive-in Market 6.5M

The population within a three-hour drive from Jenks reaches approximately 6.5 million people across Oklahoma, Kansas, Arkansas, and Missouri.

JENKS population can be segmented into three categories: Workday Drive, Boomburbs, and Rustbelt Traditions. Together they comprise 83.6% of the total population. These population segments are typically family oriented and prefer convenience, but have commute to job centers.

Communities must collaborate with engaged municipalities to develop a downtown program that aligns with their unique identity, as well as the needs and aspirations of residents. Simply replicating another city's approach often falls short, as it may not address the specific needs or character of the community.

Workday Drive

Percent of Jenks: 52.5%
Median Household Income: \$90,500
Median Age: 37.0

Boomburbs

Percent of Jenks: 16.3%
Median Household Income: \$113,400
Median Age: 34.0

Rustbelt Traditions

Percent of Jenks: 14.8%
Median Household Income: \$51,800
Median Age: 39.0

Key Takeaways

Jenks has experienced a significant amount of growth over the past decade. The population has increased more than 60 percent largely predicated on the strength of the public school system as well as current and future development of the city.

Daily Traffic Volume

Jenks has significant major thoroughfare traffic with its proximity to State Highway 364, which reaches a daily traffic volume of 54,000. With that, Main Street Jenks exceeds 10,000 cars in daily traffic volume.

Key Visitation Assets

Jenks has numerous visitation assets that draw in visitors, most notably from the Oklahoma Aquarium and Premium Outlet Mall. The visitation generating assets in Jenks totaled approximately 7.3 million visits with an average across the seven attractions exceeding 640,000 visits each.

FINANCIAL FEASIBILITY ANALYSIS

HOW DO WE GET THERE?

Office Market

A strong opportunity exists for smaller-scale, high-end office spaces that can support local corporate tenant plans to reduce and relocate their headquarter offices. Co-working and shared office spaces have gained significant popularity nationwide, yet JENKS has not fully leveraged this expanding market opportunity.

Retail Market

A large development opportunity has emerged to create a walkable destination development with a diverse mix of retail offerings. There are market opportunities for experiential, location-based entertainment concepts, as well as diverse food & beverage options within the JENKS Downtown District.

Residential Market

As JENKS continues to grow and evolve, there is significant potential for the development of mixed-use multifamily units. This aligns with a shifting focus toward diversifying residential options in downtown JENKS. Currently, there is an emphasis on for-sale housing, however, the number of homes sold has, on average, decreased every year since the pandemic with the rise of home values.

Entertainment & Public Gathering space Market

JENKS experiences a disparity in visitation between its high-profile attractions, such as the Oklahoma Aquarium and Premium Outlet Mall, and the downtown area. This gap can be bridged through the development of additional complementary retail, dining, and entertainment offerings.

Meeting Space Market

Given current demand, it's important to focus on fully utilizing and promoting the existing event spaces in the area. Instead of building new venues, JENKS can maximize the potential of the current facilities through better marketing and outreach. This will help attract more events, support the local economy, and ensure the community remains a vibrant destination for meetings and events.

Hotel Market

As new commercial, residential, and meeting facilities are developed, the demand for quality hotel accommodations is likely to increase, providing a strong case for new hotel projects. This growth could enhance JENKS' appeal as a destination for both business and leisure travel, fostering a more robust hospitality sector and supporting the broader regional economy.

Case Studies

Local & Regional Examples

Bentonville Downtown Square

The Rose District

National Examples

Downtown Paducah

Downtown Summerville

The Woodlands Town Center

Aspirational

Carmel Arts & Design District

Downtown Chattanooga

Downtown Overland Park

FINANCIAL FEASIBILITY ANALYSIS

RECOMMENDATIONS

Timeline	Office	Restaurant and Retail	Housing (Multifamily & For-Sale)	Entertainment	Parks, Trails & Nature Assets	Hotels	Conference Center/Event Spaces
Short-Term (1–5 Years)	50,000 SF (4 – 6 tenants) with additional space for coworking	40,000 SF (10 – 12 tenants) Ground-floor retail Variety of dining options/boutique retail	150 Multifamily Units and 25 Townhomes	Maximize visitation and fully leverage the activation potential of the aquarium expansion	Public Plaza, Green Spaces, Charging Stations, Bike Stands	Unique Boutique hotel (80 – 110 rooms)	Maximize utilization of current spaces
Medium-Term (5–10 Years)	Flexible coworking & office spaces	50,000 SF (8 – 10 tenants) Upscale retail with continued focus on vertical development	200 Multifamily Units and 50 Townhomes	Additional family-friendly eatertainment attraction(s) designed to complement and enhance existing assets	Improved connectivity to the riverfront, along with infrastructure for water activations	Select-service branded hotel properties (120+ rooms)	Distinctive downtown event space capable of hosting 100 attendees
Long-Term (10–20 Years)	Enhanced corporate representation locally	Enhance density & entertainment anchors	Additional Multifamily Units as needed	Increase the frequency and diversity of events and festival activations	Create pedestrian-friendly walkways for seamless access	Full-service hotel with meeting space	Full-service hotel with meeting space
Total Build-Out	50,000+ SF	90,000+ SF	425+ Units	-	-	200+ Rooms	-

ECONOMIC IMPACT ANALYSIS

A transformative mixed-use development can serve as a catalyst for growth and modernization in JENKS, enhancing its role as a regional hub for business, tourism, and quality living. One large development or capitalizing on using vacant spaces provides economic and community impact in the following forms:

- Job creation
- Increased tax revenue
- Strengthened downtown core
- Enhanced quality of life
- Regional draw

The analysis to the right evaluates the recommended development scenario by each asset type. The operating performance of the mixed-use components included in Phase One of the Project are summarized in the table below along with projected Phase One supportable private financing.

30-Year Summary of Impacts	
Spending	\$ (millions)
Direct	\$496
Indirect	\$159
Induced	\$121
Total	\$776
Earnings	\$ (millions)
Onsite Office	\$5
Direct	\$120
Indirect	\$35
Induced	\$32
Total	\$192
FTE Supported	Peak
Onsite Office	161
Direct	90
Indirect	16
Induced	15
Total	282
Fiscal City Impact	\$ (millions)
City Sales Taxes	\$18
City Hotel Taxes	\$7
City Property Taxes	\$30
Total	\$55

Average Annual Impact	
Spending	\$ (millions)
Direct	\$16
Indirect	\$5
Induced	\$4
Total	\$25
Earnings	\$ (millions)
Onsite Office	\$0.2
Direct	\$4
Indirect	\$1
Induced	\$1
Total	\$6.2
FTE Supported	Peak
Onsite Office	158
Direct	89
Indirect	15
Induced	15
Total	277
Fiscal City Impact	\$ (millions)
City Sales Taxes	\$0.6
City Hotel Taxes	\$1
City Property Taxes	\$0.2
Total	\$1.8

PARKING ANALYSIS

CURRENT INVENTORY

Parking Occupancy

Parking inventory and utilization was collected in October 2024 for weekday and weekend occupancy (Wednesday 10/9, Friday 10/11, Saturday 10/12) from 10AM to 10PM. ULI-based shared parking methodology is used to calculate current parking demand.

Findings for micro-boundary

Peak occupancy: Friday 12pm
Micro-boundary: 35% Occupied

Peak demand

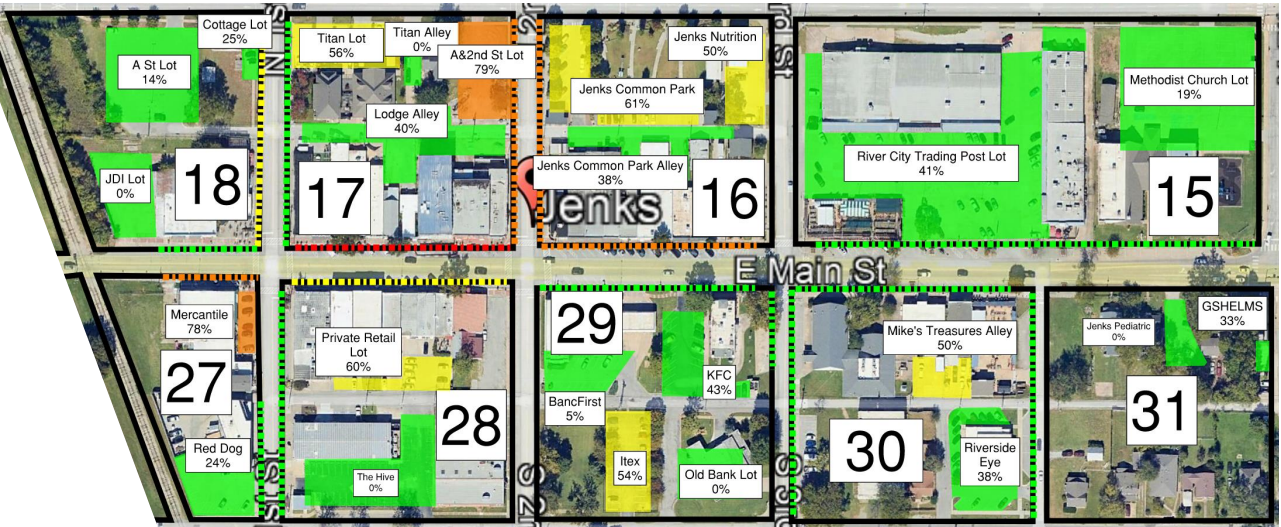
Date: December weekday, 1pm
Demand: 578
Inventory: 829
Percentage used: 70%

Observations

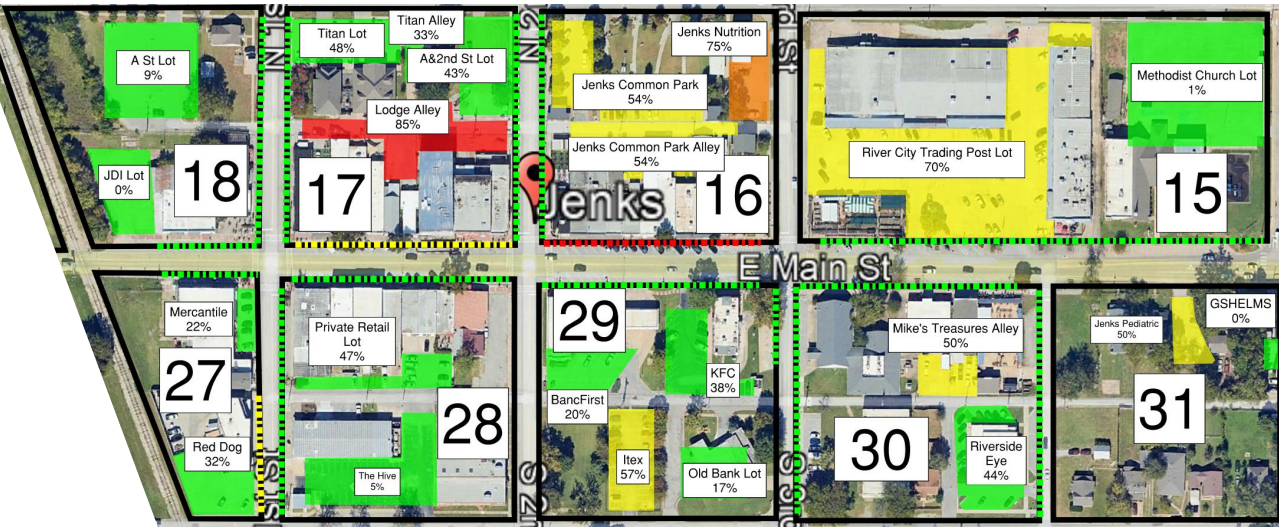
- There is no charge for parking throughout the study area
- The only time limits are on Main Street between the railroad tracks and S 2nd St where there is a two-hour time limit between 8am and 6pm
- The time limits are not enforced
- Merchants are parking in the on-street parking spaces in front of their businesses
- Pedestrians often cross in non-crosswalk areas and not in the dedicated pedestrian paths
- There is minimal way finding signage to parking locations

LEGEND

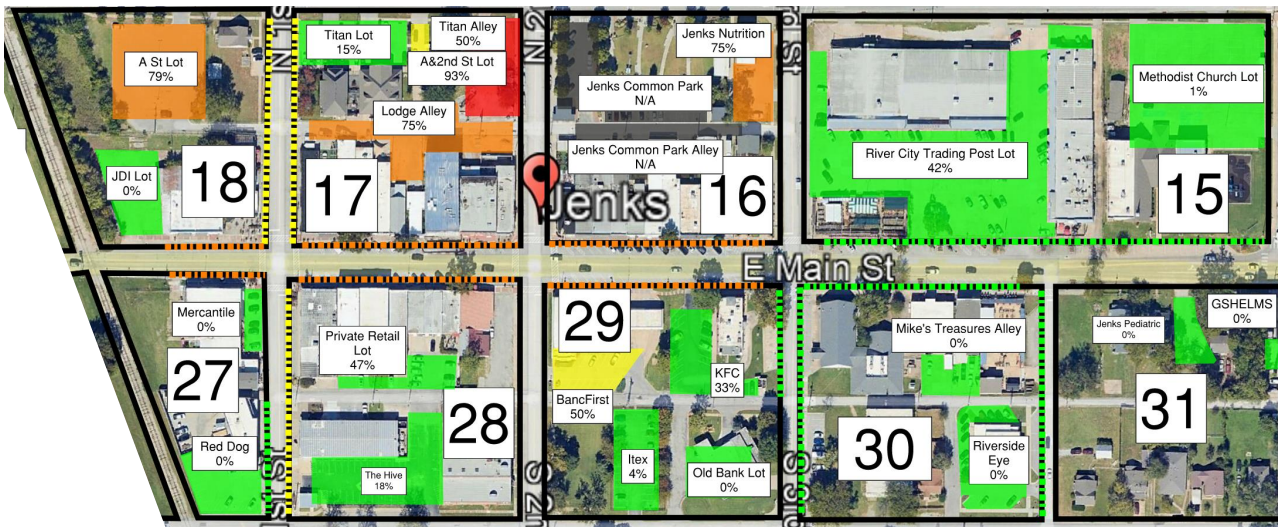
Legend	0-49%	50-69%	70-84%	85-100%	>100%



Peak Occupancy:
Wednesday 12pm



Peak Occupancy:
Friday 6pm



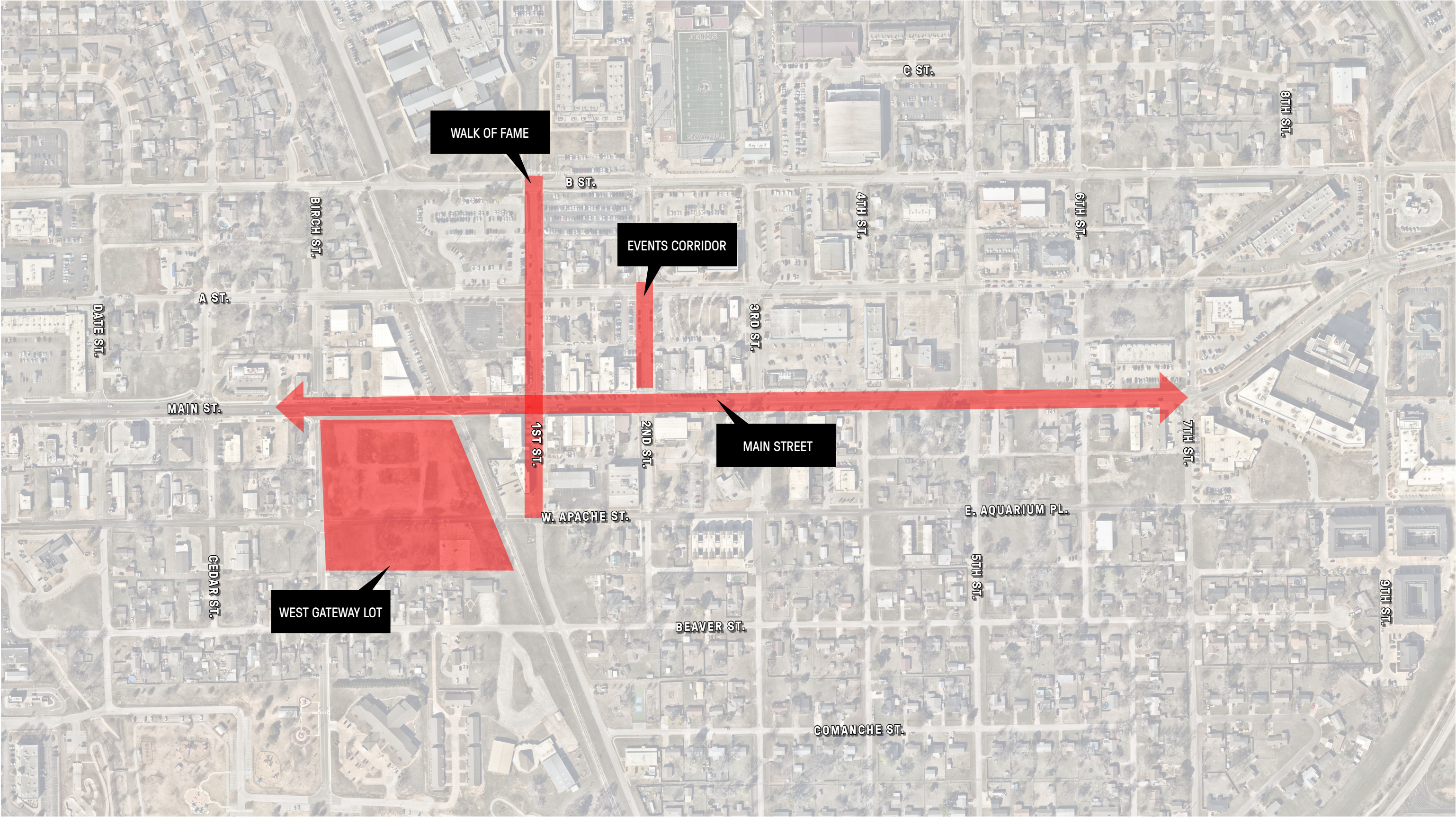
Peak Occupancy:
Saturday 6pm



Jenks America Food Truck Festival/ Parking Preference Survey

KEY ZONES

FOUR KEY ZONES



300 FT



EVENTS CORRIDOR

STRENGTHS:

- City/School-Owned public green space
- Energy from adjacent residential housing, businesses, and JENKS High School
- Walking distance to main street
- Easy access from multiple streets/alleys

CHALLENGES:

- Downtown Commons Park is underutilized
- Lacks programming for activation
- Lack of neighborhood-centric services
- Discontinuous pedestrian fabric

OPPORTUNITIES:

- Create larger framework of public gathering
- Relocate seasonal activities to 2nd Street in lieu of Main Street closure
- Promote infill development (large and small) in vacant lots surrounding park

Main street serves as the setting for multiple large community events throughout the year requiring closing off this main thorough-fair. A dedicated “event corridor” located on a secondary street would allow for more frequent temporary closure for such events.



WALK OF FAME

STRENGTHS:

- Partnership between the City of JENKS and JENKS Public Schools
- Walking connector between school and main street

CHALLENGES:

- Lack of energy/activity
- High degree of (school) parking lots
- Discontinuous sidewalks

OPPORTUNITIES:

- Strengthen connection to school/ school pride
- Mark northwest gateway to downtown
- Activate 1st street
- Promote creative development catering to families/ students
- Seek park-share strategies with school

Experiencing the walk from downtown to JENKS High School should first and foremost prioritize the pedestrian experience. Shifting the functional character from largely vehicular-oriented to a more walkable urban setting Accommodating non-vehicular transit will pay long-lasting dividends by drawing more people between school and downtown activities, achieving a more activated urban environment.



WEST GATEWAY

STRENGTHS:

- City-Owned lots
- Diverse uses and building typologies around vacant lots
- Walking distance to main street
- Easy access from multiple streets

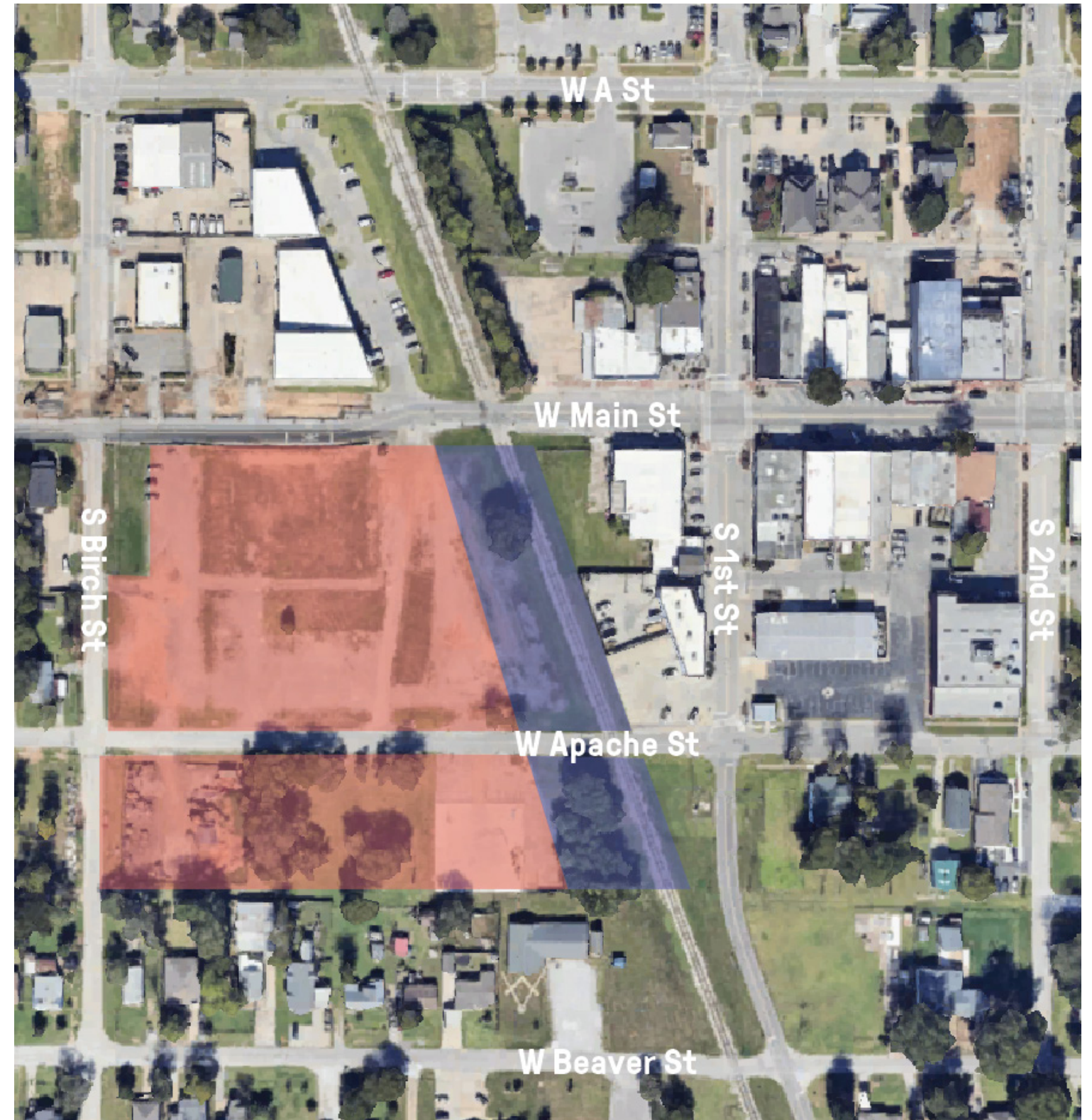
CHALLENGES:

- Existing active rail line creates barrier to the east
- Transition of street treatment from boulevard to typical street
- Discontinuous pedestrian fabric

OPPORTUNITIES:

- Create larger framework of public gathering
- Strengthen connection to adjacent neighborhood
- Mark west gateway to downtown
- Transition and extend downtown to the west
- Promote infill development (large and small) in vacant lot

The West Gateway currently provides an underwhelming access point into downtown. This key area should be re-shaped to afford a more compelling visual character, while also utilizing similar materials and aesthetic Character as the downtown core to create a unified identity and a focus on prioritizing the non-vehicular user experience.



MAIN STREET

STRENGTHS:

- Human-scale design
- Mix of shopping and dining options
- Charm and character
- Convenient access to local businesses

CHALLENGES:

- Sidewalks are narrow and need replacement in multiple areas
- No buffer between pedestrians and moving traffic
- Lack of green infrastructure
- Limited way finding signage and district identity
- Undersized parking stalls
- Limited/no visibility at intersections
- Pedestrian safety at crosswalks

OPPORTUNITIES:

- Create a framework that reinforces identity of downtown district
- Strengthen connection through entire district
- Add placemaking elements
- Promote multimodal access to downtown shops and restaurants
- Promote development (large and small) in vacant building stock

Downtown JENKS features a charming, human-scaled building proportions with active storefronts, string lighting, and convenient on-street parking that support the potential for a vibrant downtown atmosphere. However, the lack of greenery, narrow sidewalks, and limited pedestrian buffers reduce comfort and walkability. Minimal way finding signage and cohesive branding pose challenges for both safety and identity. Enhancements like trees, wider sidewalks, multi-modal infrastructure, and placemaking elements could significantly improve the street's functionality and appeal.

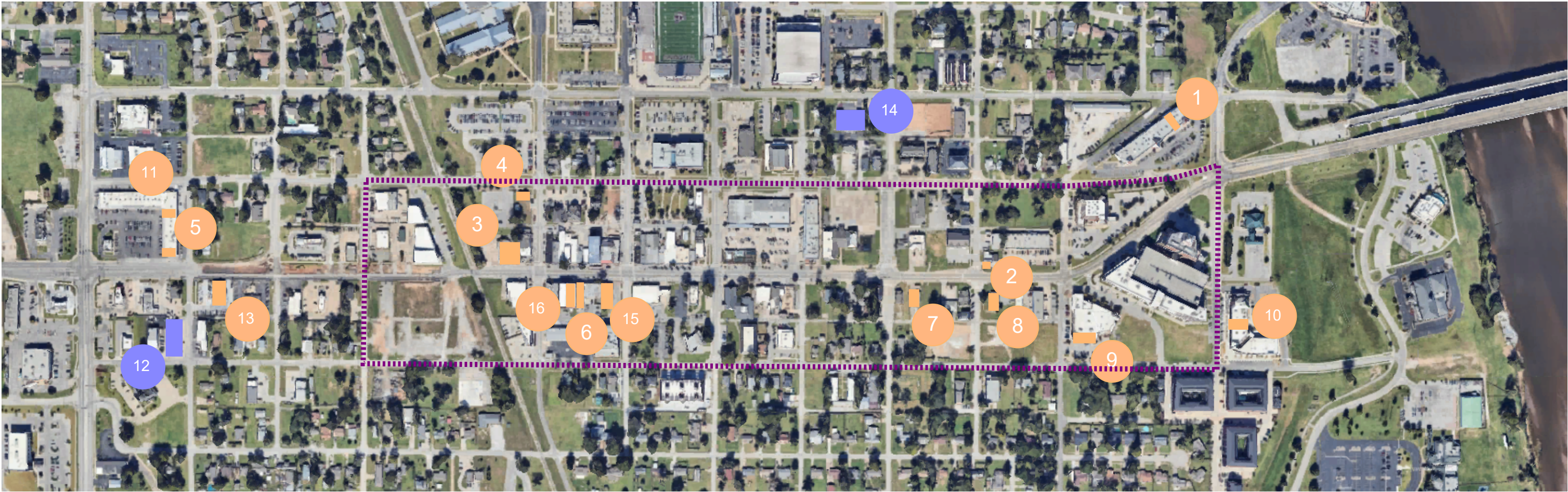




Jenks Herb and Plant Festival/ Parking Preference Survey

MASTER PLAN FRAMEWORK

MAIN STREET VACANCIES



- 1

Retail
1,184 sf
- 2

Retail/Bar
2,731 sf
- 3

Retail
5,058 sf
- 4

Retail
1,040 sf
- 5

Retail
2,100 sf
- 6

Retail
2,694 sf
- 7

Retail
1,320 sf
- 8

Retail
2,890 sf
- 9

Retail
16,372 sf
- 10

Retail
10,247 sf
- 11

Retail
1,485 sf
- 12

Office
3,250 sf
- 13

Retail
4,112 sf
- 14

Office
7,117 sf
- 15

Retail
2,861 sf
- 16

Retail
4,061 sf

Vacant space is a challenge to the economic and social vitality of JENKS Downtown. Healthy downtown's typically have less than 5% storefront vacancy.

The vacancies within downtown would not absorb the current market gap, but revitalizing main street will have a great impact on activating those vacant storefronts.

Market gap recommendations:

	Demand	Vacancy	Deficit
Office	50,000 GLA		50,000 GFA
Retail	40,000 GLA	39,027 GFA	973 GFA
Residential Multifamily	150 UNITS		200,000 GFA
Residential Town-Homes	25 UNITS		73,333 GFA
Boutique Hotel	80 KEYS		106,667 GFA

PARKING

FOSTERING GREAT STREETS

A well-managed parking system is vital to the economic success of Downtown. The goal is to develop an efficient, cost-effective, and customer-focused parking management plan that will leverage Downtown's parking assets to support continued growth and development.

Counter to the perception that there is 'not enough parking' in Downtown, parking analysis shows there are 251 surplus parking spaces (in surface lots, on streets, and in parking garages). This equates to about 70% utilization. Much of the current supply is underutilized with a few pockets in high demand. Based on ULI projections, newly opened restaurants, additional office and retail spaces, and the planned reduction in inventory based on the proposed streetscapes will increase the occupancy to 95%. A parking system functions best when it is 85% or less occupied. An additional 92 spaces is needed for the micro-boundary to accommodate the projected future demand.

The blocks in and immediately surrounding the downtown core are primarily vehicular-oriented in nature, reducing the opportunity for greater vibrancy and activity in these areas. The downtown core should prioritize a more pedestrian-focused condition, including adding sidewalks where missing, promoting non-vehicular transportation, and utilizing traffic-calming measures to encourage more safe, welcoming pedestrian activity.

Experiencing downtown should first and foremost prioritize the pedestrian experience. Shifting the functional character from largely vehicular-oriented to a more walkable urban setting — with inviting outdoor areas. Spaces like plazas and promenades will provide the greatest benefit in both the near- and long-term future of downtown. Accommodating non-vehicular transit will pay long-lasting dividends by drawing more people, achieving a more activated urban environment. Adding new street trees and street furniture will similarly provide a more comfortable user experience and a greater sense of place.

Great Activity + Destination: Offering inside-outside quality where indoor activity spills onto the street.

Safe: Slow streets are not only a way to foster places that are more comfortable for people, they are also a way to make places safer.

Inviting: Great streets are the result of thousands of tiny details that involve the design of their buildings, landscaping, sidewalk features, and street layouts.

Spaces for lingering: People spend more time in places where they feel comfortable, where there are features that capture their attention or interest, and where their basic needs are met.

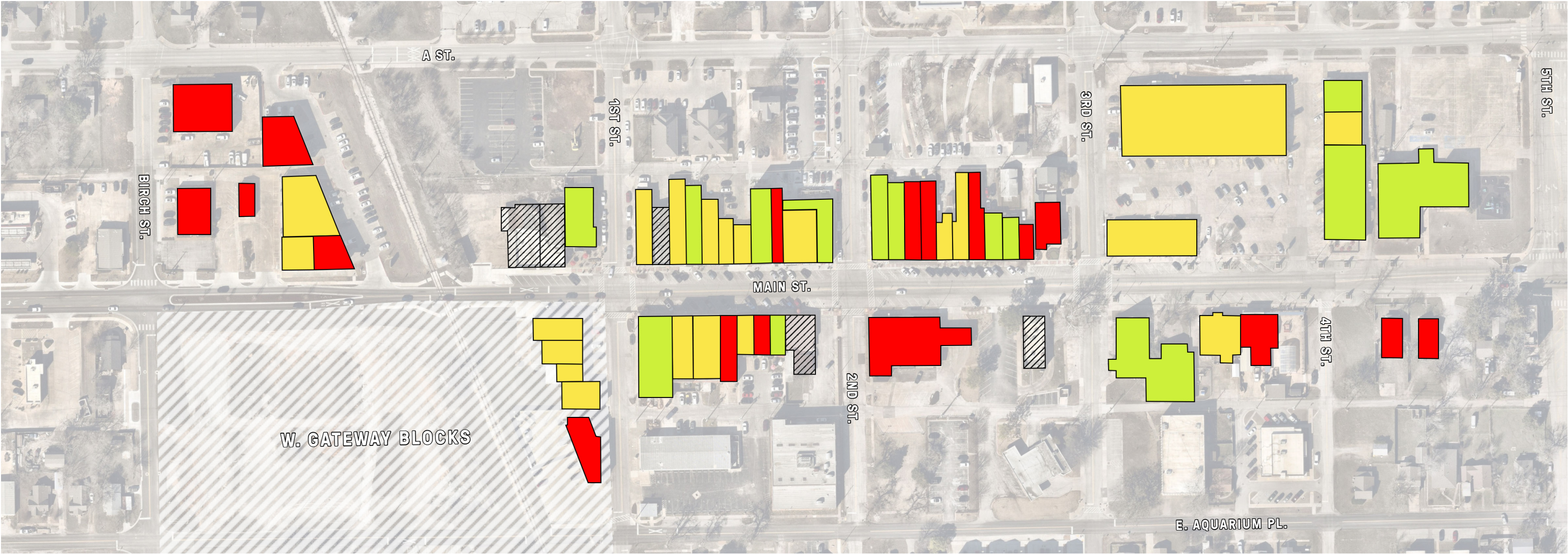
Unique/ Authentic: There are a multitude of ways to showcase a community's identity, history, or local assets. Fundamentally, it's up to local communities to figure out what story they want their streets to tell.

Accessible: Great streets are true meeting grounds of local society - where people of different ages, abilities, and income levels intersect and interact.

Flexible: Great streets need to work year round, even in challenging weather conditions. Streets have enormous capacity to be flexible spaces that can meet multiple community goals, especially when they are designed with that purpose in mind

PARKING
MAIN ST. POTENTIAL PARKING

EXISTING BUILDING USAGE ANALYSIS



ANALYSIS LEGEND:

 HIGH FRONTAGE PRIORITY
DINING, BARS, RELIGIOUS
INSTITUTIONS

 MEDIUM FRONTAGE PRIORITY
SHOPPING, EDUCATION,
RECREATION/ LEISURE

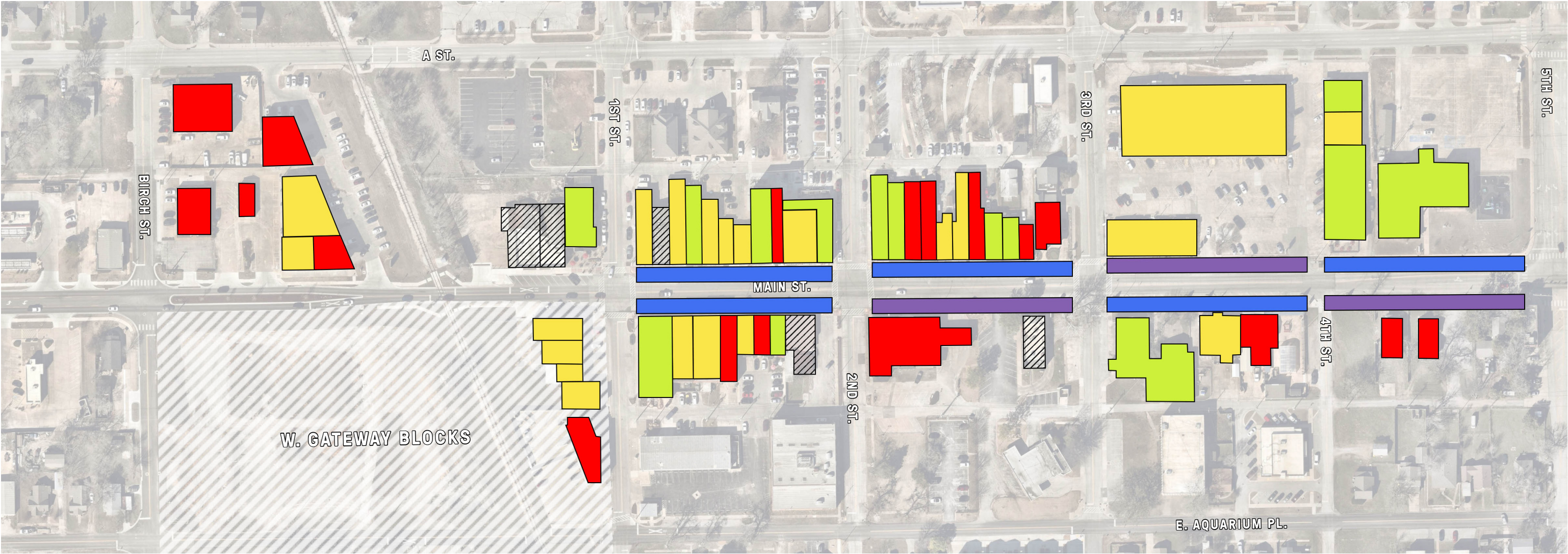
 LOW FRONTAGE PRIORITY
SERVICES, RESIDENTIAL,
FINANCIAL INSTITUTIONS

 BUILDING VACANCY



PARKING
MAIN ST. POTENTIAL PARKING

POTENTIAL PARKING STRATEGY



PARKING LEGEND:

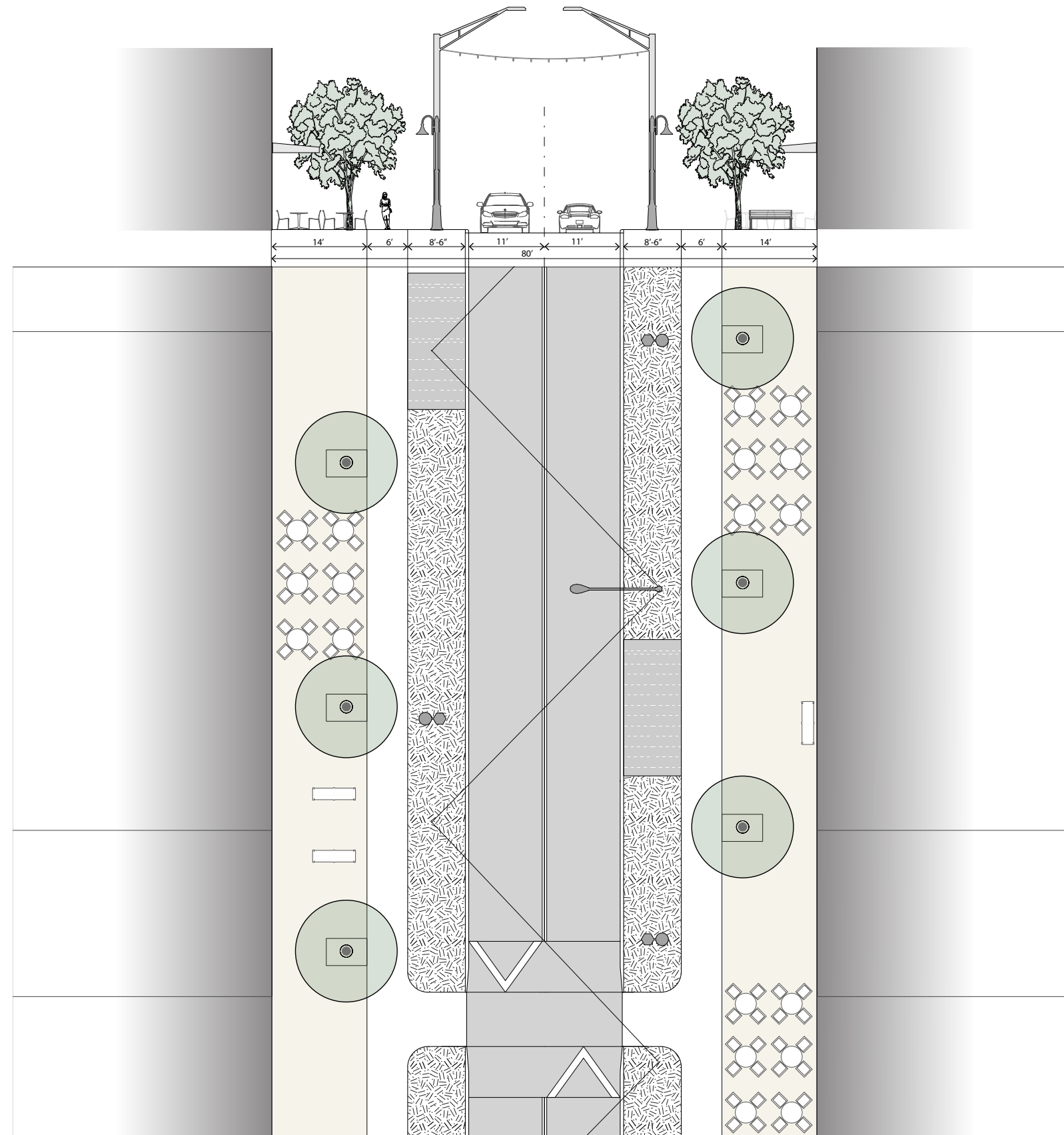
ENHANCED BUILDING FRONTAGE
(NO PARKING-LIMITED PARKING BY EXCEPTION)

PROPOSED PARALLEL PARKING



PARKING

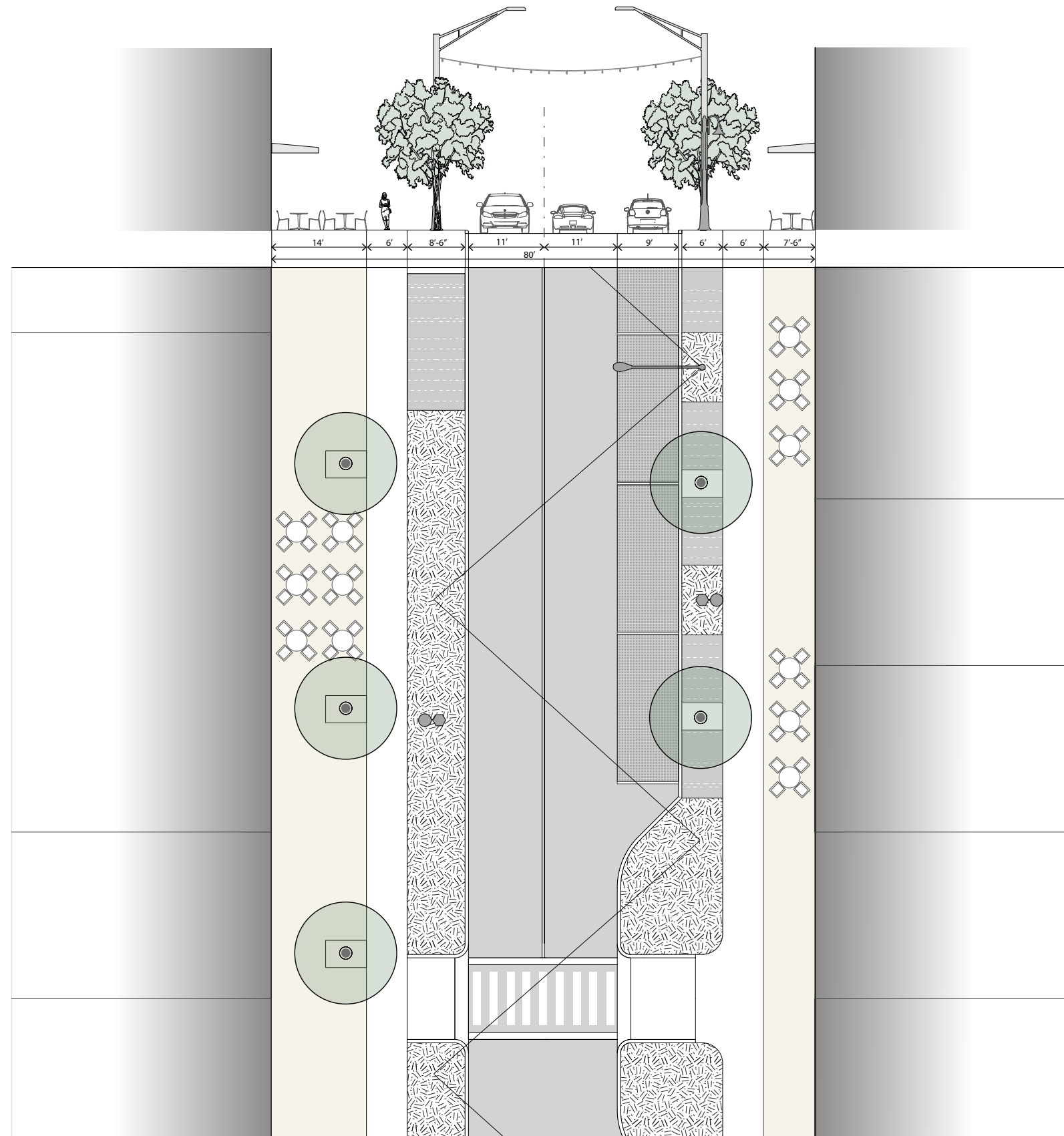
NO PARKING BOTH SIDES



20 FT

PARKING

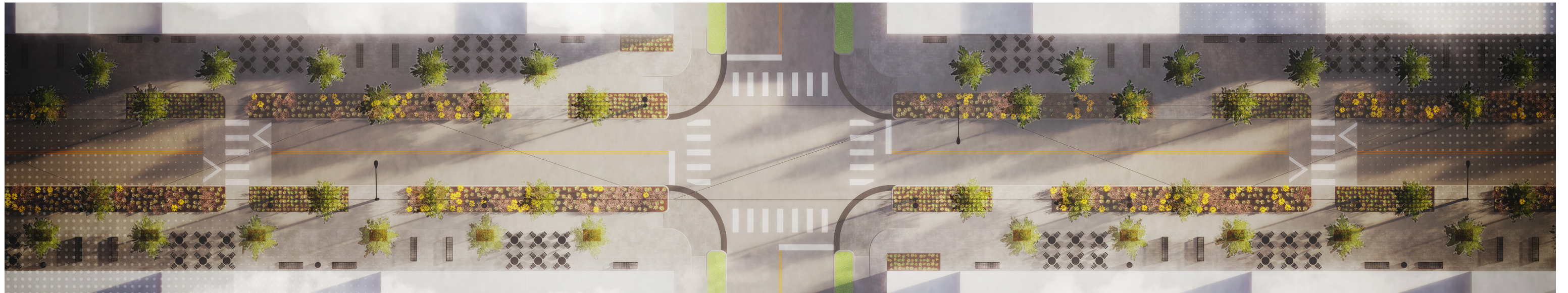
NO PARKING ONE SIDE, PARALLEL PARKING ONE SIDE



20 FT

STREET SECTIONS

MAIN STREET VISION



MAIN STREET VISION



MAIN STREET VISION



MAIN STREET VISION



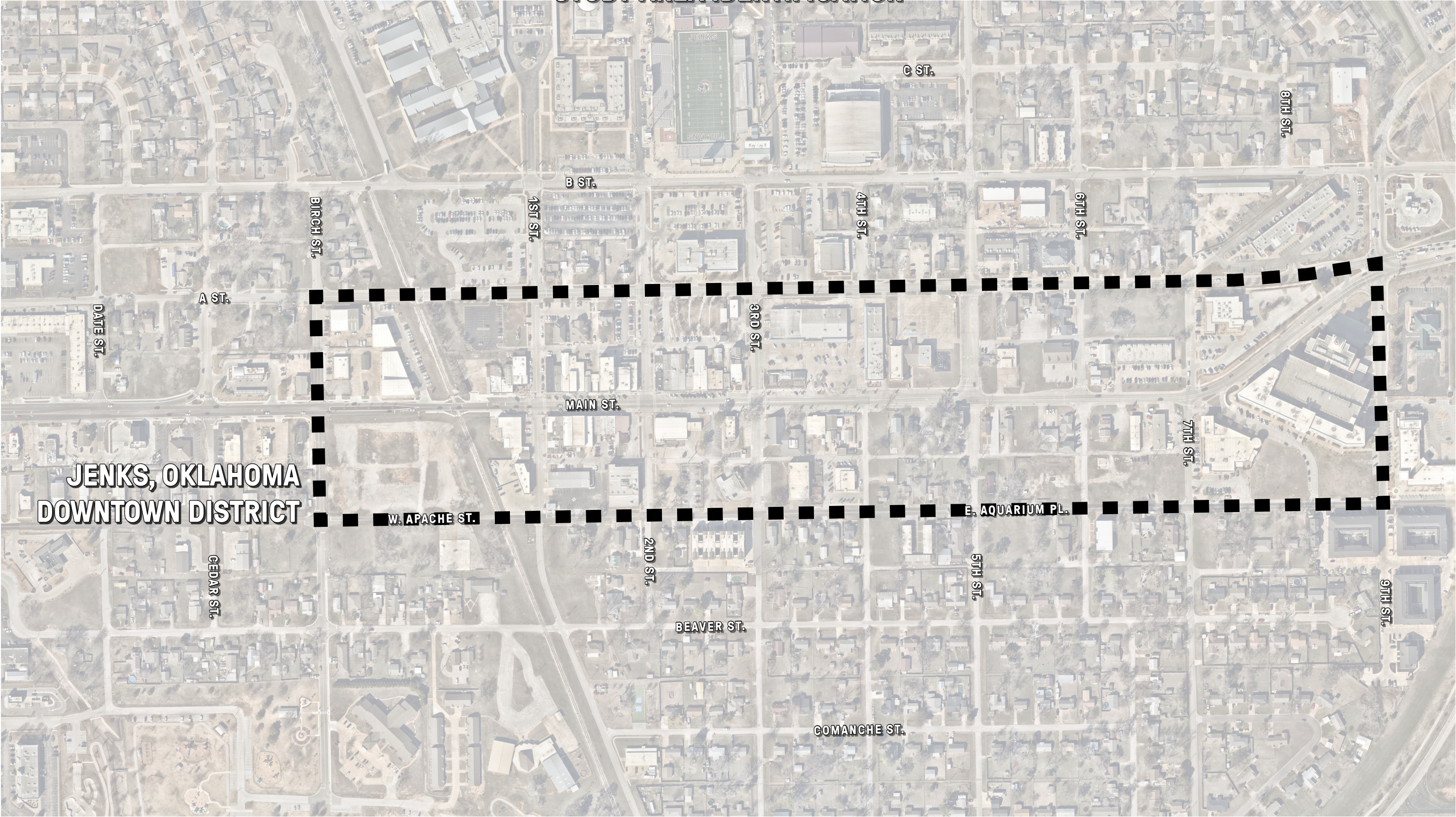
MAIN STREET VISION



MAIN STREET VISION



DISTRICT CONNECTIVITY
STUDY AREA IDENTIFICATION



300 FT



DISTRICT CONNECTIVITY

COMPREHENSIVE PLAN EXCERPTS

DOWNTOWN LAND USE & DEVELOPMENT

Downtown Jenks is comprised of distinct areas defined by their form, uses, conditions, characteristics, and potentials. The Downtown Subarea Plan addresses the specific needs of each area and establishes recommendations for the improvement and enhancement of key opportunity sites and redevelopment blocks.

Downtown Core

The Main Street blocks from the rail line to 7th Street define Downtown Jenks. The mix of uses in this area includes restaurants, antique and specialty stores, cafes, and offices. Three blocks at the western end of the Core exhibit the ideal built form for Downtown, forming a model street wall. Conversely, the eastern portion of the Core provides numerous opportunities for redevelopment and land use intensification.

Downtown Transition

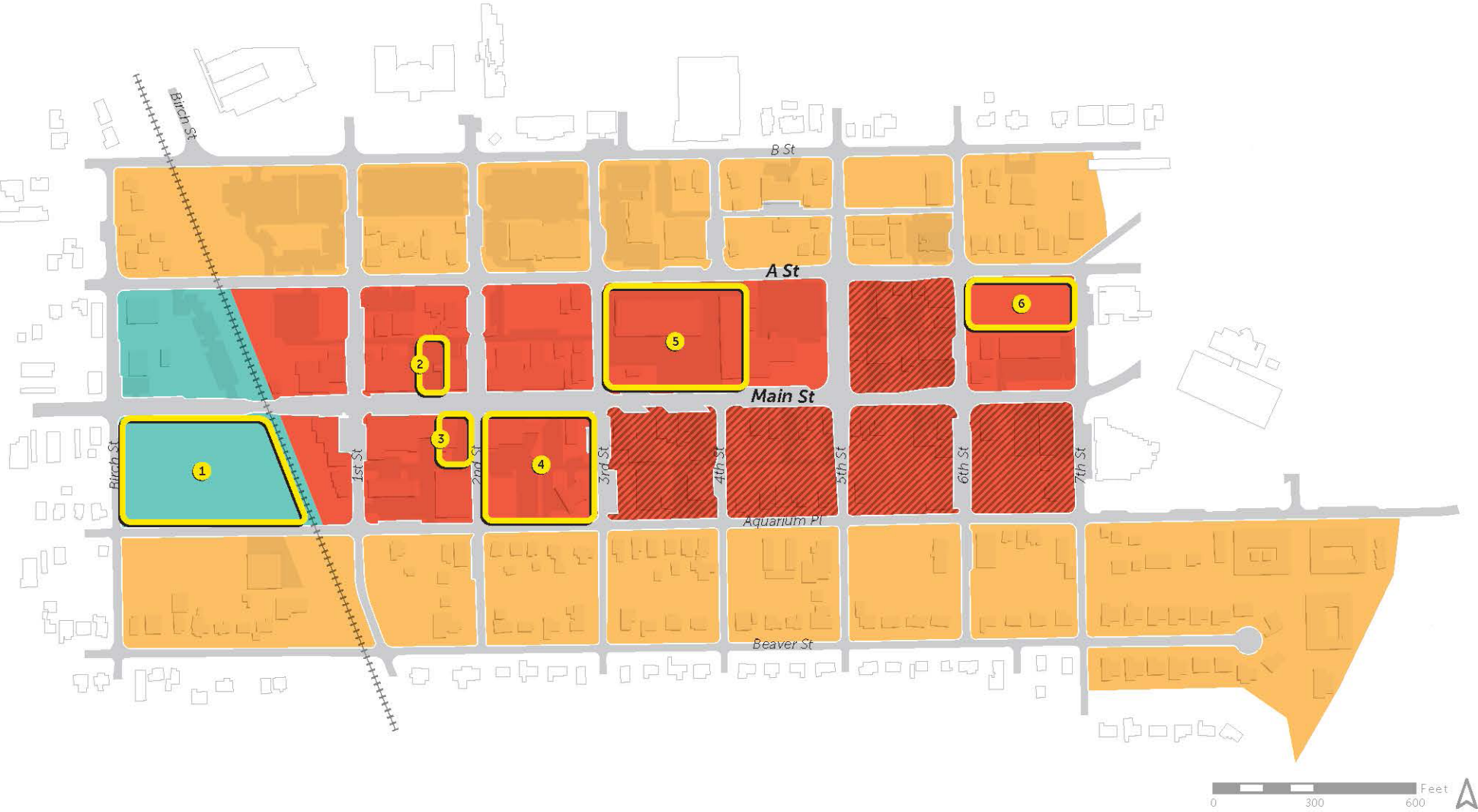
The blocks immediately surrounding the Core consist of a mix of uses ranging from single family detached homes to higher density housing, offices, and stores. This area is more auto-oriented than the Core, and surface parking lots, vacant and underutilized lots, and a lack of sidewalks detract from the walkability provided by the street grid. The Downtown Transition area offers opportunities for new development to support the vibrancy of the Core and encourage walkability across the larger Old Town Jenks neighborhood.

West Gateway

Coming from the west, this is the first impression of Downtown for many. The West Gateway is not currently visually or physically connected to the Core. The mix of auto-oriented commercial and light industrial uses north of Main Street and the vacant lot to the south offer potential for the City to catch the attention of passerby and visually delineate where Downtown begins. The appearance of this gateway should set the tone of the overall image and perception of Downtown.

Opportunity Sites

Opportunity sites are vacant underutilized lots or structures where redevelopment, infill development, or adaptive reuse would have a significant positive effect on Downtown Jenks. Further detail on how these sites should be transformed should redevelopment occur is included on page 48 and 49.



- 1 This nearly 3.5 acre vacant lot is Downtown Jenks' greatest opportunity for development. The City should work closely with Tulsa City-County Library to redevelop this site as a gateway to Downtown.
- 2 This site is adjacent to a Jenks historic building. This site is considered an opportunity site because it is currently underutilized and breaks the otherwise consistent street wall on this block of Main Street.

- 3 This building is currently vacant and sits on a large parcel on a significant corner opportunity site for the Downtown. The existing placement of the structures on the site do not leverage the site's corner location with parking and outdoor dining occupying the majority of the parcel's Main Street frontage and the entirety of its 2nd Street frontage.
- 4 This opportunity block has three existing buildings which are auto-oriented. Each business having a drive-through, although one is not in use. Drive-throughs can cause conflicts between vehicles and pedestrians and are not ideal in downtown settings.

- 5 The auto-oriented building, expansive parking lot in the front of the property, and permanent outdoor sales and storage area on this opportunity site do not contribute to the downtown built form.
- 6 This lot is considered an opportunity site because it is vacant and in a prime location on the northeast corner of the Downtown core, with easy access to Downtown, the Riverfront, and the high school central campus.

Opportunities for Model Block Development
Several opportunities for block redevelopment exist in the eastern portion of the Core. Redevelopment of these sites should reference the ideal built form blocks of Downtown, with zero lot line buildings, commercial uses on the first floor, and residential or office units above. This type of redevelopment will enhance the urban character of Downtown, generate pedestrian activity, strengthen connections between Downtown and the Riverfront District, and generate new tax revenue. See page 48 for more details

Tulsa City-County Library Site (Opportunity Site 1)
Tulsa City-County Library owns nearly 3.5 acres of vacant land at the corner of Main Street and Birch Street, the western gateway to Downtown. The strategic location and undeveloped nature of this large parcel makes it Downtown Jenks' greatest opportunity for development. The City should coordinate with Tulsa City-County Library to get a better understanding of how they foresee the land being utilized.

If Tulsa City-County Library plans to utilize the site to develop a new Jenks City Library, the City should work to encourage the library to be developed with new high quality public spaces. The site also offers enough area to be developed in tandem with a new community center.

If Tulsa City-County Library plans to market the property for development, the City should work with the Library to create redevelopment concepts to guide and attract potential buyers. Redevelopment in this scenario should divide the lot lengthwise to mimic the primary development pattern in the remainder of Downtown. The northern portion of the site should include a mixed-use building that reflects Downtown model blocks, constructed to the build-to line along Main Street and Birch Street with parking in the rear. The southern portion of the site should include townhomes with garage access off of an alley. Regardless of how the site redevelops, a portion should be dedicated to a trailhead for the potential Jenks rail-with-trail that could abut the property.

DISTRICT CONNECTIVITY

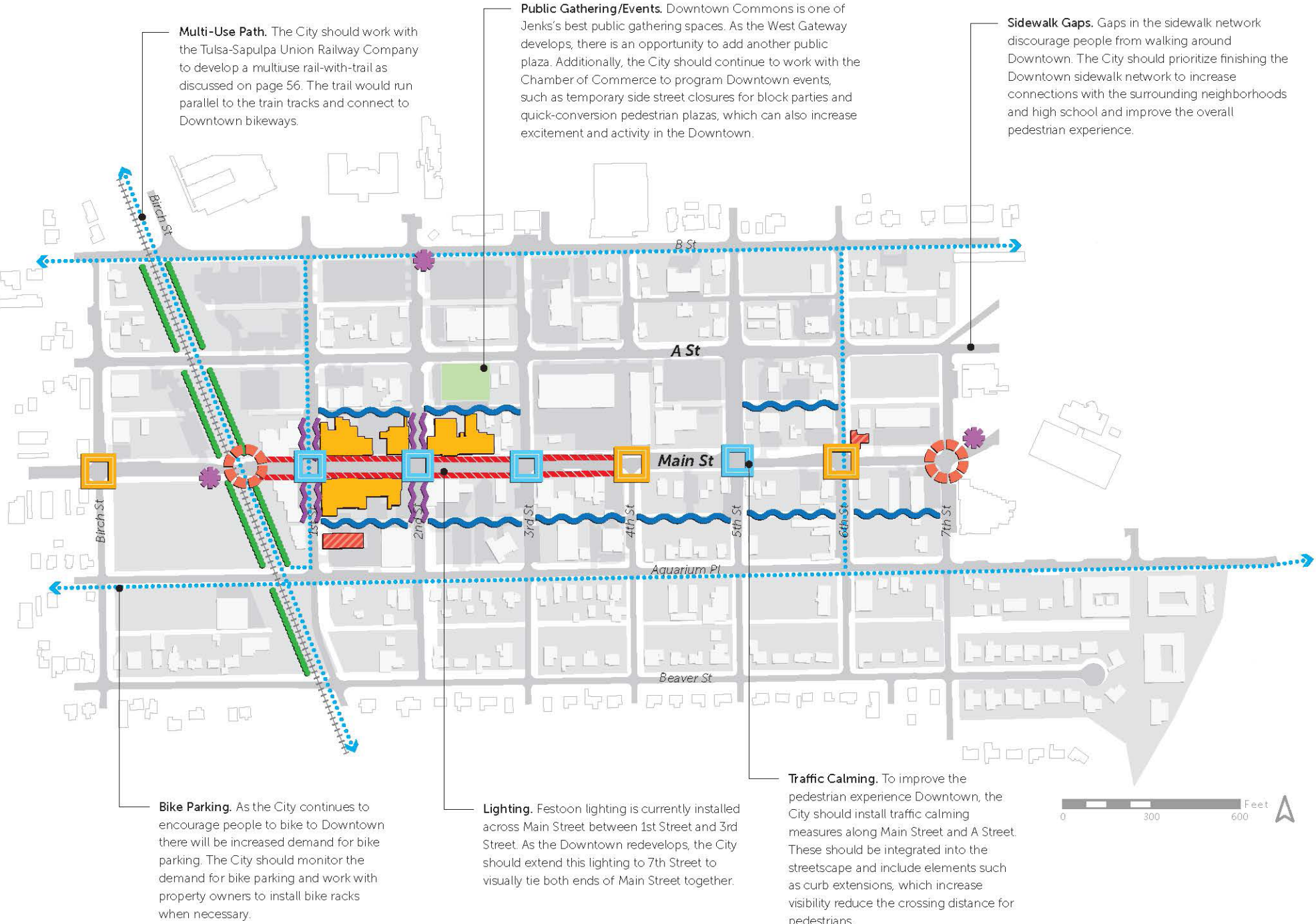
COMPREHENSIVE PLAN EXCERPTS

DOWNTOWN

FUNCTIONAL IMPROVEMENTS

Downtown's activity and energy depend on several systems working in concert with one another. The Framework Plan identifies several of the key improvements that should be considered as Downtown redevelops to help ensure the area evolves in a way consistent with the community's vision. Recommendations regarding traffic, infrastructure, and parking improvements should be studied further before implementation.

- **Gateway Signage**
Gateway signs should be the most prominent communication of Downtown branding and identity. They should be installed at key entry points and incorporate lighting and landscaping features to announce entry into Downtown Jenks.
- **Wayfinding Signage**
Wayfinding signage should be installed in these locations to let people know how easy it is to navigate and explore Downtown and the surrounding area on foot. It should direct pedestrians to important nearby places, such as the Jenks High School campus. The signage should incorporate Downtown branding and identity utilized throughout the Subarea.
- **Intersection Improvements**
Pedestrian crosswalks at these intersections should be improved to enhance their appearance and function. Improvements could include replacing the existing, fading zebra-style crosswalks with murals, brick pavers, or other distinguishing materials; installing crosswalk signage; and constructing curb extensions and bump outs.
- **Crosswalk Installation**
These intersections should be enhanced for pedestrian comfort and to reduce potential conflicts with vehicular traffic through the installation of highly visible continental or zebra-style crosswalks, crosswalk signage, and ADA-compliant curb ramps.
- **Adaptive Reuse**
The rehabilitated auto-oriented building at 6th Street and Main Street should be used for a restaurant or coffee shop. The curb cut on Main Street should be eliminated, and the existing driveway should be utilized for outdoor dining. The bay doors should be preserved to create an indoor-outdoor environment. The Hive is a local arts and event space, is a great example of adaptive reuse, and is home to the Jenks Chamber of Commerce.
- **Ideal Core Built Form**
Buildings on these blocks represent the ideal built form for the Downtown Core. Infill development and redevelopment in the Core should reflect this style.
- **Site Orientation**
New development and redevelopment of corner buildings should orient to both Main Street and side streets. Side street activation with building entrances, outdoor dining, and façade articulation will make the pedestrian environment more vibrant.
- **Public Open Space**
The City should work with the Chamber and other community organizations to improve park programming and better leverage the on-street food truck parking spaces to attract more people Downtown.
- **Roadway Reconfiguration**
Main Street should be reconfigured to accommodate wider sidewalks, new pedestrian bumpouts, and parallel parking spaces from 1st Street to 4th Street. This will promote more activity on the sidewalk and reduce conflict between diagonal parking and through traffic.
- **Railroad Improvement**
Jenks should work with the Tulsa-Sapulpa Union Railway Company to install screening and improve the crossing with crossing gates, audible devices, and pavement markings.
- **Bike Routes and Multi-Use Trail**
Aquarium Place, B Street, 1st Street, and 6th Street should be designated on-street bicycle routes to provide connectivity in the Downtown and to the larger regional bikeway system. Working with the Tulsa-Sapulpa Union Railway Company, the City should develop rail-with-trail.
- **Alley Access**
Existing alleys should be preserved and continued where possible to ensure that truck and service areas are off-street. Alleys should also be utilized for off-street parking access. Additionally, the City should explore opportunities for innovative uses of alleys.



DISTRICT CONNECTIVITY

COMPREHENSIVE PLAN EXCERPTS

OPPORTUNITIES FOR DOWNTOWN INFILL AND REDEVELOPMENT

The model visually communicates the varying types of redevelopment that should be considered Downtown. As a concept visualization, the model is not meant to act as a prescriptive plan for redevelopment; rather, it should spark creativity and act as a guide for the community.

Redevelopment along Main Street should be mixed-use, with retail, restaurant, or entertainment options occupying ground floors and activating Downtown. East of 5th Street, mixed-use buildings should be 2-4 stories in height, complementing First Oklahoma Bank, at 100 Riverfront Drive. Upper floors should be used for residential units to leverage the proximity to the Riverfront. West of 5th Street, mixed-use buildings of two to three stories should reflect existing development and upper floors should be used for offices and residential units. Alternatively, ground and second floors could be utilized by a retail, restaurant, or entertainment uses.



- Land Use**
- Commercial
 - Office
 - Multifamily
 - Townhome

- 1 This site should be redeveloped with a two- or three-story building that reflects the character of the buildings to the east and west. Parking should be accommodated in the rear of the property and accessed from the alley.
- 2 These sites should be redeveloped with three-story mixed use buildings built to the front and exterior side lot lines, reflecting the ideal built form for Downtown. Parking should be accommodated in the rear of the property and accessed from the alley.
- 3 If strategic parcel acquisition makes this site available, this site should be redeveloped with three-story mixed use buildings built to the lot lines along Main, 2nd, and 3rd streets. Street fronting sides of the buildings should be designed to create an attractive pedestrian environment with multiple storefronts, large windows that allow clear views at street level, and awnings or canopies to protect pedestrians from the elements. Parking should be accommodated in the center of the site and accessed from Aquarium Place.
- 4 This site should be redeveloped with two- to three-story mixed use buildings that reflect the ideal built form blocks to the west. Wrapping the block, new mixed use buildings should strengthen 3rd Street as a connection between Main Street and the high school. A public pedestrian plaza or gathering space should replace parking in front of the strip shopping center and outdoor dining and shopping should be encouraged. Curb cuts should be consolidated where feasible and shared parking should be accommodated at the rear of the property and accessed from 'A' Street.
- 5 These sites should be developed with Brownstone-style townhomes similar to the newer townhomes at the corner of 6th Street and B Street. Residential infill development at this scale can increase activity in the Downtown and diversify the City's housing stock in the walkable core. This type of housing is an opportunity for first time homebuyers, empty nesters seeking to downsize, or seniors in retirement – three groups who are all looking for walkability, access to amenities, and living space that is manageable and easy to maintain.
- 6 Although it is recommended that redevelopment along Main Street be constructed to the build-to line to create a consistent street wall, walkways or pocket parks should be incorporated in strategic locations to connect people to Main Street from parking lots located in the rear of buildings.
- 7 Two variations of Downtown Jenks' model blocks should be encouraged if these parcels were to redevelop. The first envisions redevelopment to occur parcel by parcel over a period of time. The second illustrates what could be possible if a developer acquired all parcels and redeveloped them at once. In both instances it is recommended that the City require buildings to be constructed to the build-to line and encourage facades to be articulated with storefronts of varying widths and building heights ranging from two to four stories. Parking should be located in the rear of buildings and connected to Main Street via pedestrian walkways.

DISTRICT CONNECTIVITY

COMPREHENSIVE PLAN EXCERPTS

DOWNTOWN INFILL AND REDEVELOPMENT BEST PRACTICES

Downtown infill and redevelopment should serve a variety of purposes in the Core. Filling in vacant lots and revitalizing eyesore buildings should be a primary focus. Infill and redevelopment in the Core should also add density and amenities, increase the desirability, attractiveness, and property values in the Downtown, and help preserve historic buildings by filling in gaps and limiting demolition. Infill building design should creatively fill underutilized spaces, such as the building at 121 East Main Street. Infill and redevelopment should be of a similar scale and character to the ideal Core built form blocks.



- 1 Orientation**

Main entrances to buildings should be oriented towards Main Street, and where applicable, towards side streets as well. Building entrances should be prominent, and corner entries should be encouraged where appropriate.
- 2 Setbacks**

Setbacks should be utilized for outdoor dining, sidewalk sales, and pedestrian amenities where appropriate. Front yard setbacks should be dependent on the width of the adjacent sidewalk, with greater setbacks accommodating narrower sidewalks as necessary to provide for these amenities. Midblock side yard setbacks should be minimal or nonexistent, contributing to the ideal built form and continuous streetwall. Corner developments should offer an opportunity for larger outdoor dining spaces and mini-plazas that draw pedestrians to and from the Downtown side streets.
- 3 Proportion, Size, and Scale**

Buildings should be between two and three stories. The first floor of infill and new block buildings should synchronize with the first floor of existing buildings. Complementary proportions should be emphasized using storefront and decorative cornices.
- 4 Façade**

Masonry materials, such as brick or stone, should be the primary building material on the ground floor of the primary façade and along exterior walls of corner buildings. Large display windows should be used to activate the ground floor. Upper floor windows should be regularly spaced, recessed into the exterior wall, and feature mullions or other divisions in the glass.
- 5 Architecture**

Traditional downtown architectural elements such as bulk heads, transom windows and sashes, masonry piers, cornices, and window hoods should be incorporated into the design of buildings. Larger buildings should feature vertical divisions and articulation to create visual interest and complement existing buildings.

DISTRICT CONNECTIVITY

COMPREHENSIVE PLAN EXCERPTS

STREETSCAPE IMPROVEMENTS

PRIMARY STREETSCAPE

Main Street should receive complete streetscaping to create an inviting, pedestrian oriented environment in the Downtown Core. Parking should be parallel on-street and in parking lots located at the rear of buildings. Decorative crosswalk materials such as colored or textured concrete, stamped asphalt, or brick pavers should be utilized to emphasize the pedestrian orientation of Downtown. Sidewalks should be 10 feet or more in width to provide pedestrian comfort and opportunities for outdoor seating. Streetlights should be pedestrian scaled and adorned with banners promoting the City and special events Downtown; these should be complemented by festoon lighting. Street trees should be planted in street grates in the sidewalk. Planters and potted plants should be located throughout to help with beautification and add visual interest. Working with Jenks High School and local businesses, public art, including murals, should be installed to create visual interest. Benches, trash and recycling receptacles, and other pedestrian furnishings should be placed throughout. As the roadway is reconfigured, utility lines should be buried if feasible.

SECONDARY STREETSCAPE

A Secondary Streetscape treatment should be deployed on all other streets in the Downtown Subarea. These streets will not have the same level of activity as Main Street; however, street-scape enhancements should provide for a safe and attractive pedestrian environment. Parking should be parallel on-street or in rear parking lots off the alley where feasible; private parking lots in the fronts or on the sides of buildings should be discouraged. Crosswalks should be striped to emphasize pedestrian orientation. Where possible, sidewalks should be 10 feet in width, however a standard five foot sidewalk is acceptable where the additional right-of-way is not available. Streetlights should be pedestrian scaled, with banners to promote Jenks and special events Downtown. Depending on sidewalk width, street trees should be located within the parkway or in grates in the sidewalk. Potted plants, benches and other pedestrian furnishings are appropriate and should be placed in this treatment where space permits. The Secondary Streetscape should complement side street building orientations; the street-facing businesses on the west side of 1st Street immediately north of Main Street provide a good example of this. While the secondary streetscape may be less appropriate for public art installations, there are good opportunities for murals, such as the expansive wall on the east side of 1st Street on the same block.

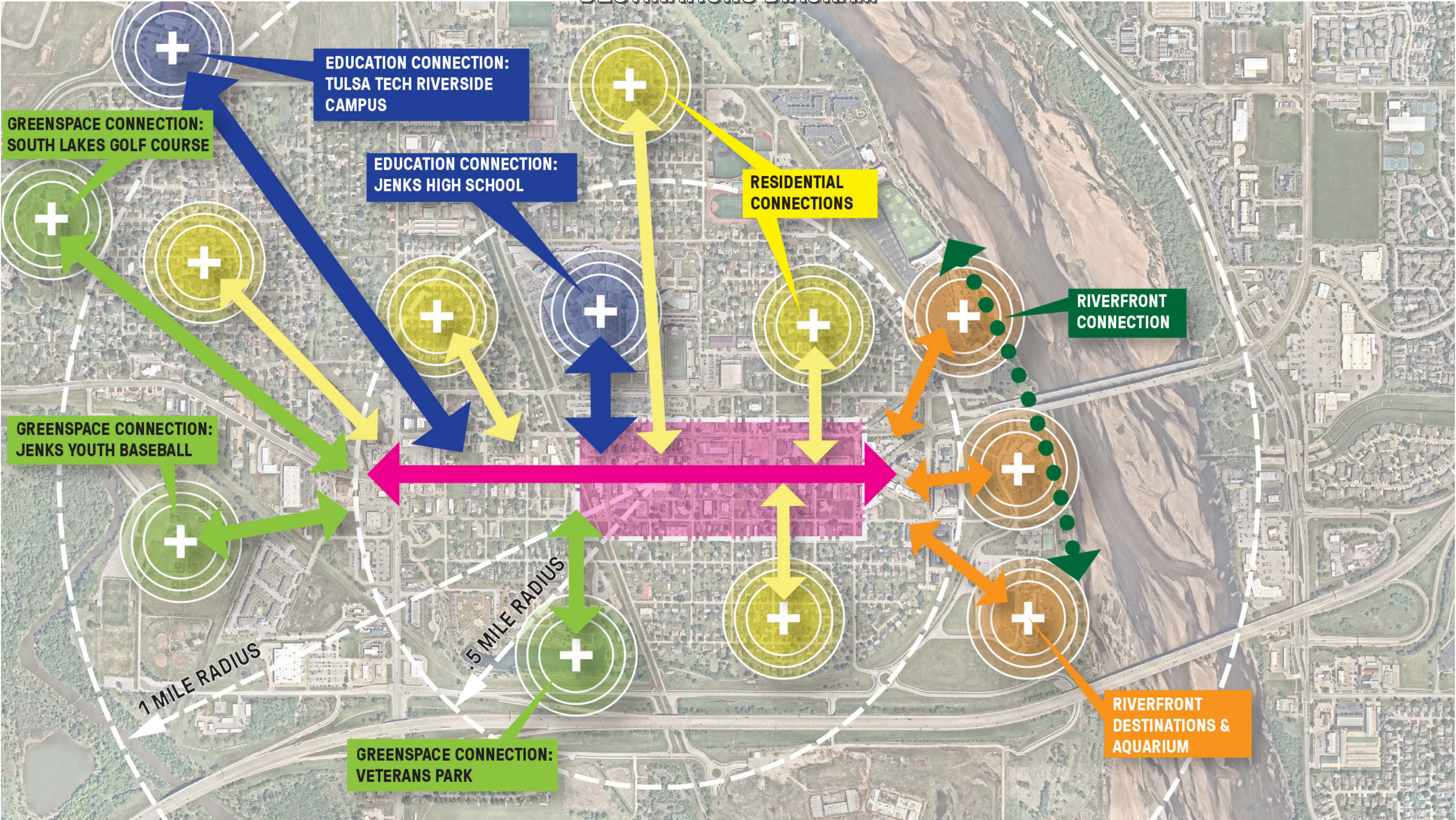


- Primary Streetscape**
- 1 On-street parallel parking
 - 2 Decorative crosswalk material
 - 3 Outdoor seating
 - 4 Pedestrian scale lighting with banner
 - 5 Street trees
 - 6 Planters

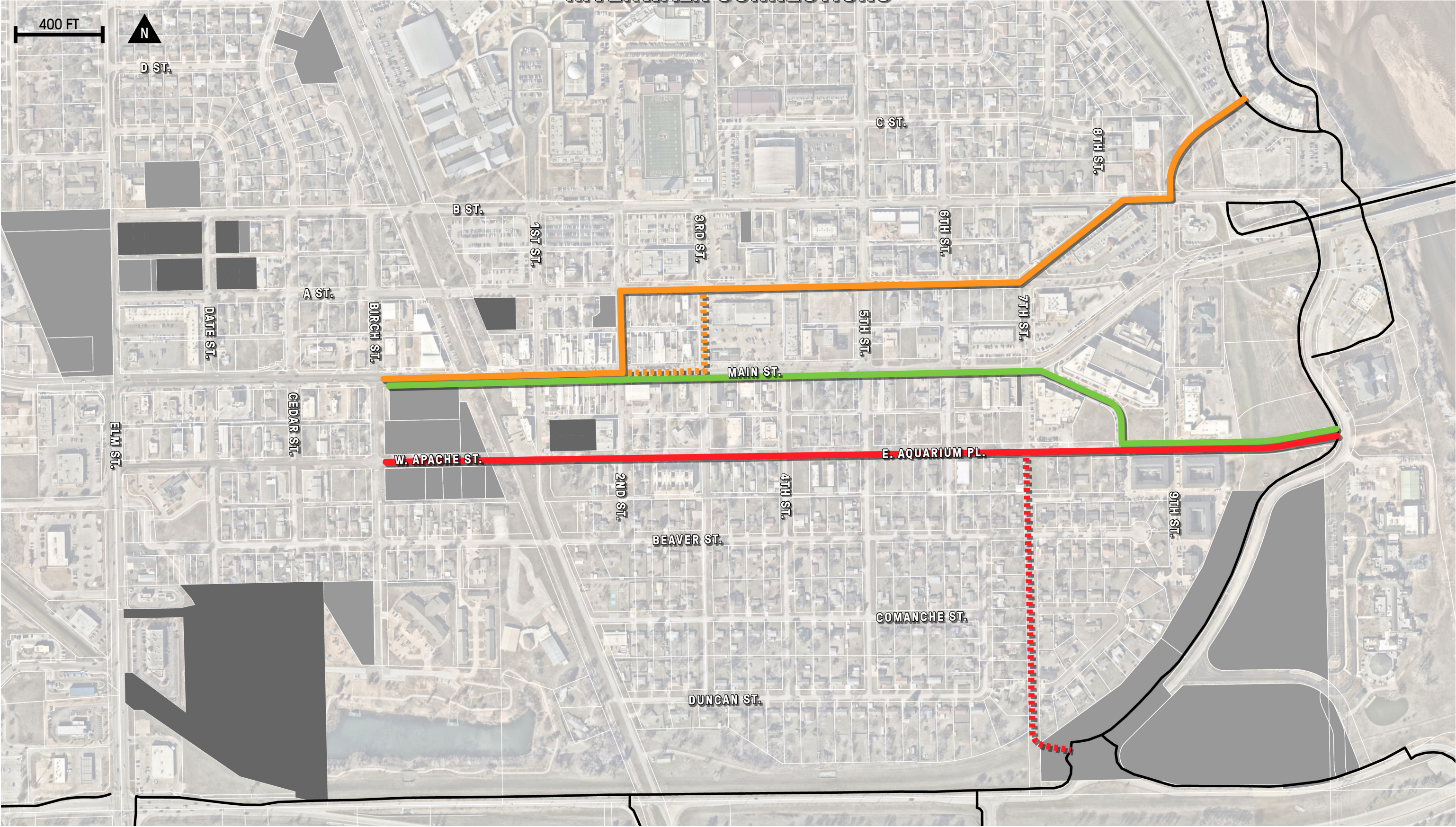


- Secondary Streetscape**
- 1 On-street parallel parking
 - 2 Continental crosswalk
 - 3 Outdoor benches
 - 4 Pedestrian scale lighting with banner
 - 5 Street trees in parkway
 - 6 Plantings

DISTRICT CONNECTIVITY
DESTINATIONS DIAGRAM

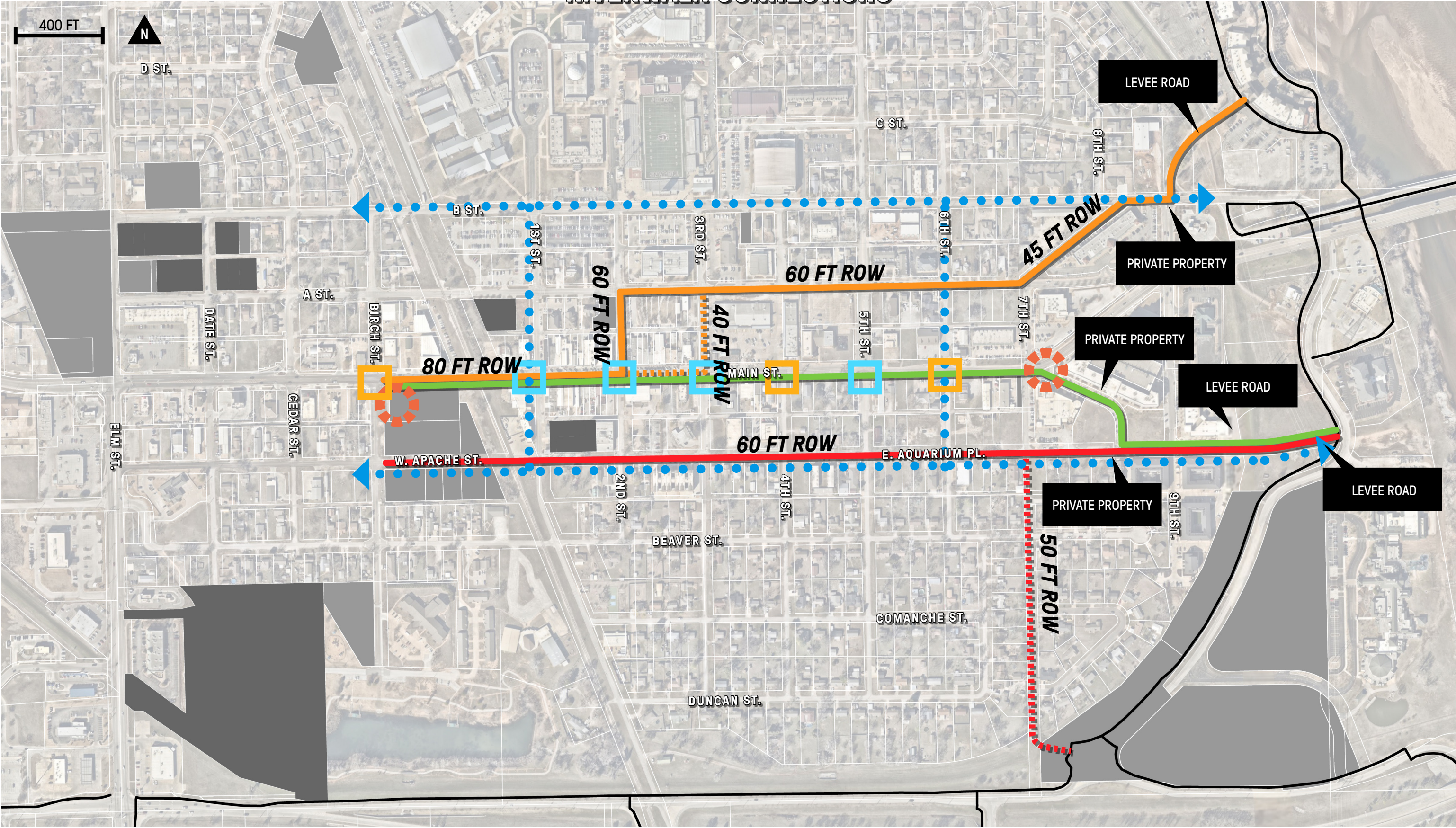


DISTRICT CONNECTIVITY
RIVERWALK CONNECTIONS



LEGEND: CITY PROPERTY PUBLIC WORKS PROPERTY SIDEWALK ROUTE 01 ROUTE 01 ALT. SIDEWALK ROUTE 02 ROUTE 02 ALT. SIDEWALK ROUTE 03 ROUTE 03 ALT.

DISTRICT CONNECTIVITY
RIVERWALK CONNECTIONS



LEGEND: CITY PROPERTY PUBLIC WORKS PROPERTY SIDEWALK ROUTE 01 ROUTE 01 ALT. SIDEWALK ROUTE 02 ROUTE 02 ALT. SIDEWALK ROUTE 03 ROUTE 03 ALT. JENKS DOWNTOWN MASTER PLAN 45

HORIZON JENKS ELEMENTS (FOR REFERENCE): PROPOSED BIKE ROUTES GATEWAY SIGNAGE CROSSWALK INSTALLATION INTERSECTION IMPROVEMENT Page 100 of 246

UTILITIES + INFRASTRUCTURE

UTILITIES:

- Water
- Sanitary Sewer
- Storm Sewer
- Electric/Gas
- Telecom

CHALLENGES:

- Current infrastructure is a mix of legacy town grid with limited modern upgrades.
- Potential aging infrastructure
- Potential undersized lines
- Cost of burying utilities

OPPORTUNITIES:

- Most of the utilities run through alleys with exception of water mains
- Future conversation additional dedicated infrastructure for events corridor.
- Enhancing street character with replacement of existing street and pedestrian level lighting
- Extend west downtown character to the east with addition of integrated lighting (string lights) and audio system along main street
- Address storm sewer and irrigation lines in conjunction with new street sections

Downtown JENKS features service alleys with most of the utilities running overhead, initial cost analysis do not support burying existing utilities in the alleyways. Implementation and enforcement of current UDO standards will continue to transform the look and feel of current alleyways.





Reimagined Main Street: Block by Block/ Pilot and Survey
Source: Marcae Hilton

NEW PROJECTS

WEST GATEWAY DEVELOPMENT
STUDY AREA IDENTIFICATION



WEST GATEWAY DEVELOPMENT
RAILROAD R.O.W. CONSTRAINTS

**UNION PACIFIC RAILROAD
RIGHT OF WAY**

MAIN ST.

1ST ST.

W. APACHE ST.

E. AQUARIUM PL.

BIRCH ST.

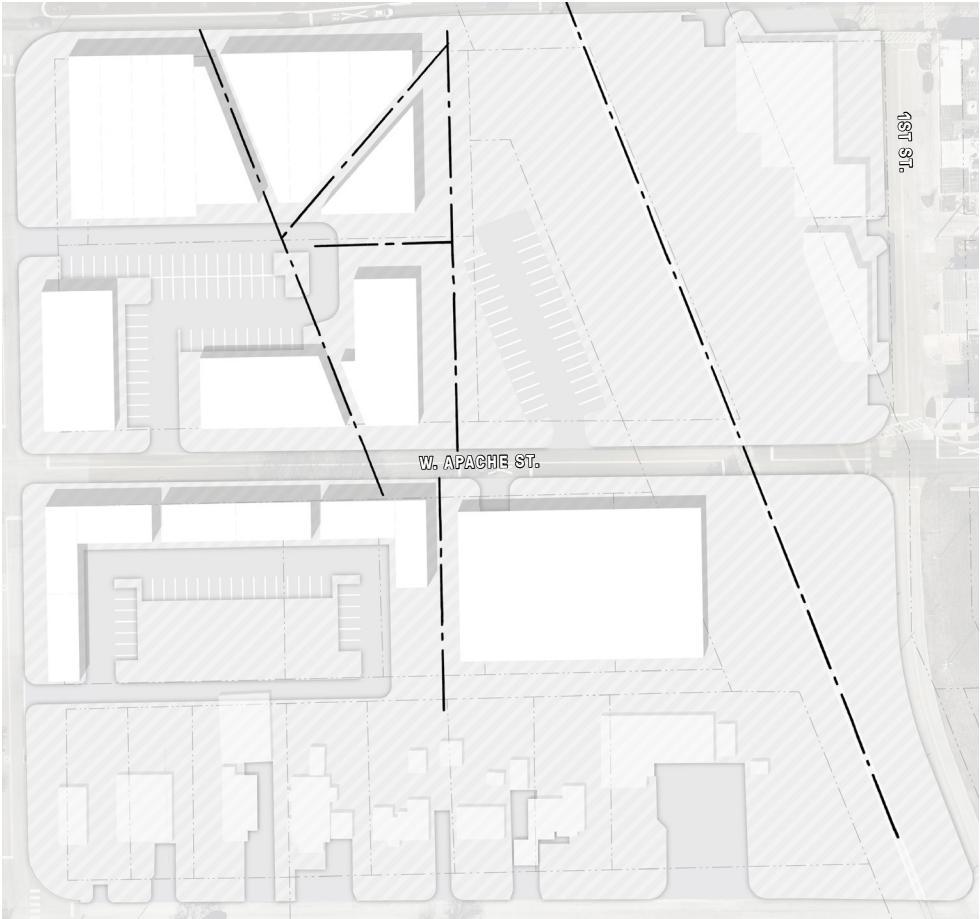
BEAVER ST.

80 FT

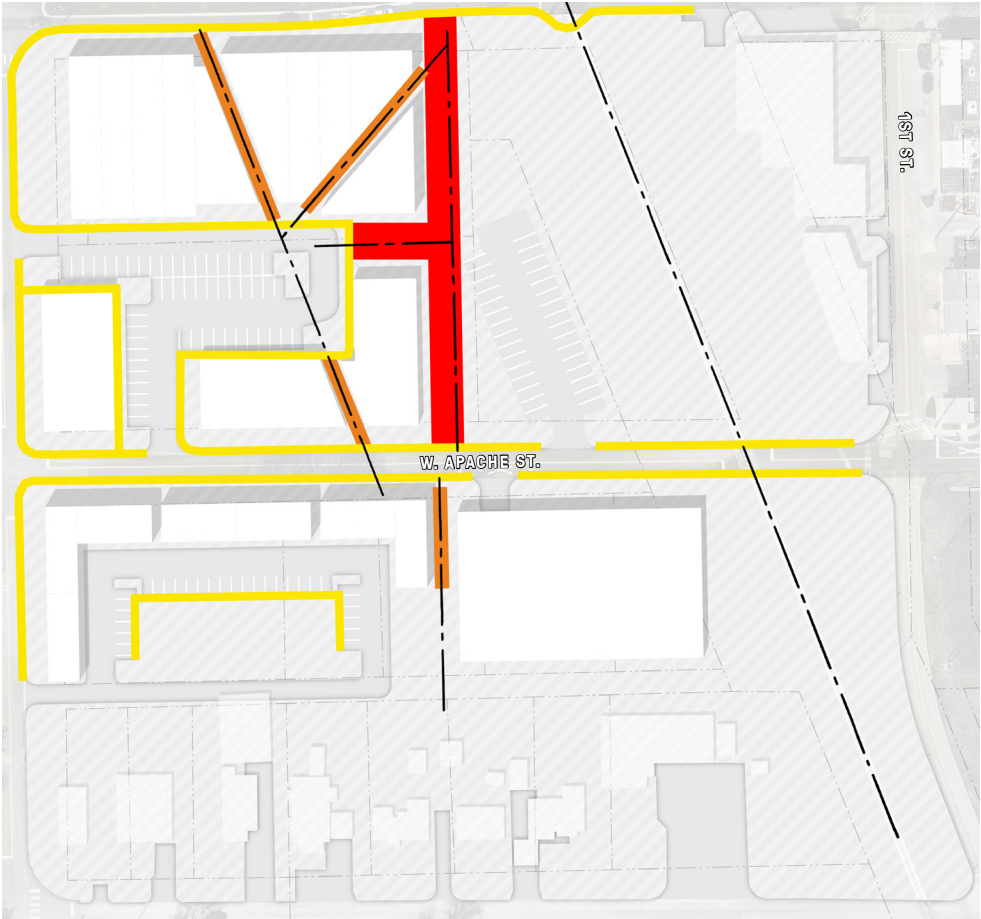
N

WEST GATEWAY DEVELOPMENT
ORGANIZING FRAMEWORKS

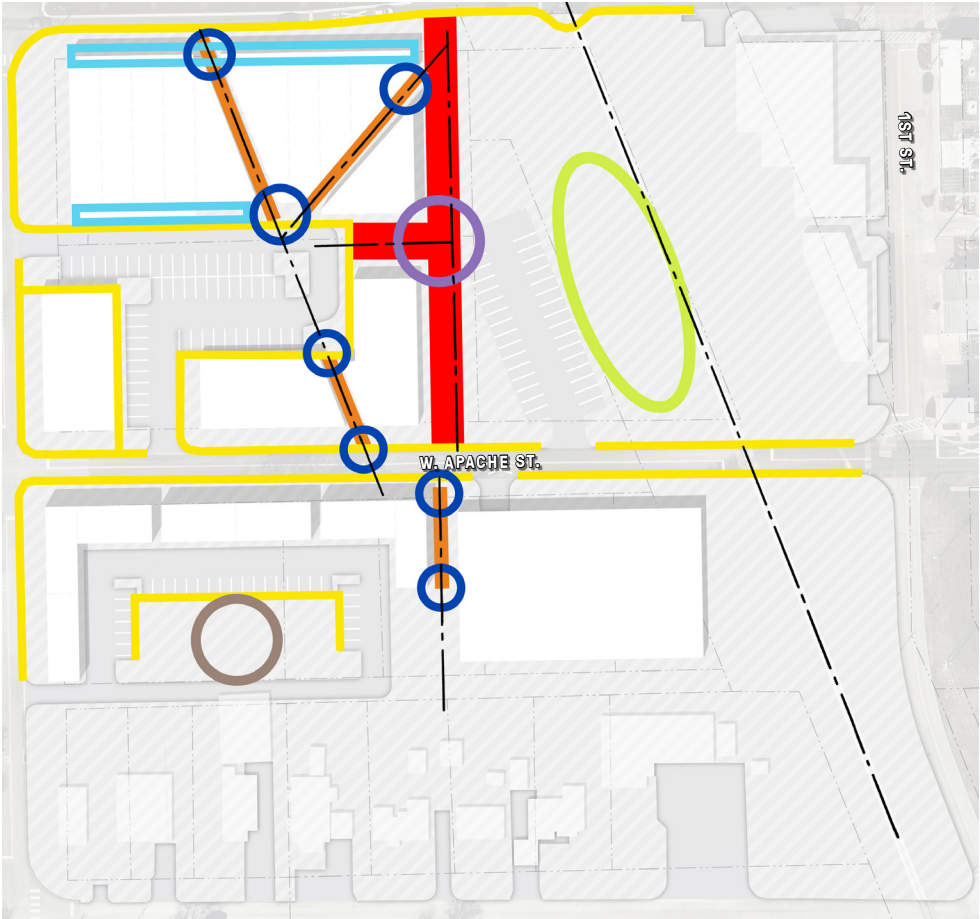
AXES



CIRCULATION



DESTINATIONS

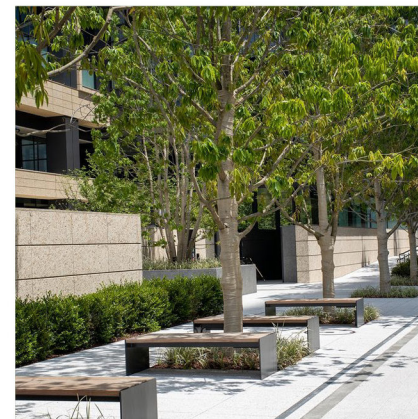
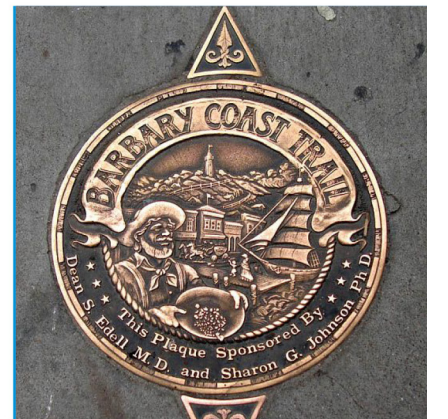
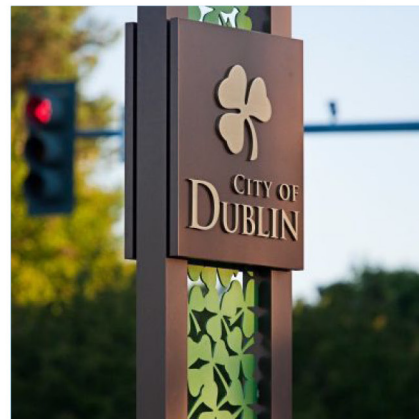
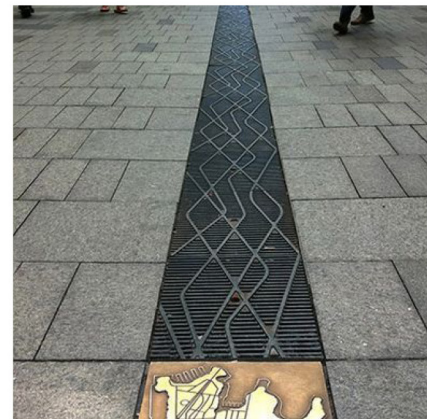
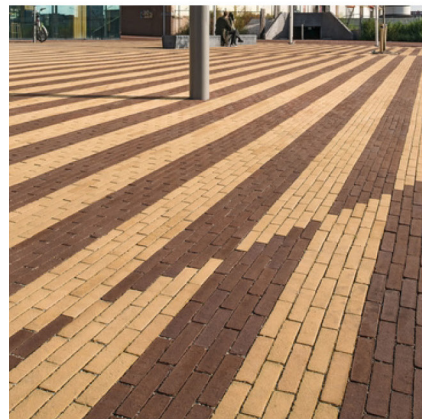


CIRCULATION LEGEND: ■ PROMENADE ■ ALLEY ■ SIDEWALK

DESTINATION LEGEND: ■ RETAIL FRONTAGE ■ GATEWAY ■ NATURAL SPACE ■ PLAZA ■ DOG PARK

CHARACTER IMAGERY

'HISTORIC CORE'



CHARACTER IMAGERY

BUILDING SCALE/ MATERIAL



Downtown JENKS features a charming, human-scaled building proportions with active storefronts, string lighting, that support the potential for a vibrant downtown atmosphere. It is important to maintain a similar scale with new developments. Case study project showcase a similar material palette and building scale, while also demonstrating that a mix of restored buildings and modernized facades preserve the existing character yet feel revitalized and active.

CHARACTER IMAGERY
FEATURES: AWNINGS/ SIGNAGE



Bentonville, AR, Source: Oh My Omaha

JENKS UDO provides flexibility in both signage and awning design, capitalizing on this flexibility will introduce variety and interest. These elements work together to create a welcoming and socially vibrant environment that supports both community life and local commerce. Both elements also provide density and rhythm while retaining a human-scale design on multi-story buildings.

CHARACTER IMAGERY

NEW DEVELOPMENT EXAMPLES



Recent development examples portray a successfully blended historic charm with functional urban fabric. Continuous building frontages, and active ground-floor uses that support walkability and a strong sense of place. Building heights and rhythm, reinforcing a strong sense of enclosure and continuity. Second and third story windows add visibility and activity creating a safer environment. Landscape elements such as planter beds and street trees add greenery and visual appeal, offering a comfortable and engaging public realm.

WEST GATEWAY VISION



WEST GATEWAY VISION



WEST GATEWAY VISION



WEST GATEWAY VISION



WEST GATEWAY VISION



WEST GATEWAY VISION



WEST GATEWAY VISION





Source: City of Jenks - Municipality

IMPLEMENTATION

IMPLEMENTATION RECOMMENDATIONS

OPEN SPACE NETWORKS

LAYERED EXPERIENCE

The downtown user experience should be akin to serving as the city's living room or backyard. Re-shaping key areas will create a more compelling, layered public realm that promotes community interaction and innovation.



A key component to creating a successful open space network will include transforming main street to become more pedestrian friendly. Proposed design changes include widening sidewalks to encourage walking and allow more space for outdoor cafe and restaurant seating, adding street trees for increased shade and pedestrian comfort.



Incorporating new signage and wayfinding through branding exercise will further aid in establishing an identity and culture of downtown Jenks.

Activation + Play

Host additional seasonal pop-up events and test civic programming ideas that may evolve into a permanent features for public spaces.



Source: Nelson City Council – Pop-up park



Source: scottbeale – Pop-up art installation

Robust, intentional programming is key to the success of civic parks. Parks encourage people to gather throughout the year.

By bringing more frequent activity to downtown, the park(s) will change people's perception of Jenks urban core and invite more investment opportunities.

IMPLEMENTATION RECOMMENDATIONS

Parking

Walkability

Walking as a way of connectivity will be difficult given the prevailing preference for people in Jenks to drive to the front door of their destination.

Approach:

Downtown will need to continue to actively plan for and promote walkable corridors.

Investment in a walkable downtown environment and continued citizen and merchant communication will allow the new parking system to be successful over time.

Meet with stakeholders regularly and consistently to encourage “walkable” events to help change the mindset.

Encourage utilization of multi-modal options to connect parking facilities and destination within district and other districts.

Shared Parking

Shared parking benefits all. Patrons have access to multiple parking options and business owners can capitalize on added foot traffic.

Approach:

Partner with developers and owners to encourage shared parking or access to parking on existing and future developments.

Stakeholder Communication

Implementing parking solutions across multiple stakeholder groups with individual agendas is not an easy task. Continued communication and engagement will help build consensus, consistency, and support.

Approach:

Establish formal communications with stakeholders associated with parking Downtown.

Develop metrics to highlight parking improvements.

Parking Management

Progressive and active parking management, and parking identification can maximize parking efficiency.

Approach:

Develop parking enforcement policies.

Short term parking

Valet agreements

Drop-off zones

Encourage and potentially provide incentives for public parking within private facilities.

Identify parking options via signage

Marketing

Accurate information that informs patrons about parking availability before they depart for Downtown is key to providing a positive parking experience overall.

Approach:

Develop marketing campaign across media platforms

Develop separate parking campaigns for special events.

IMPLEMENTATION RECOMMENDATIONS

Beautification

Landscaping

Implementing planting design guide will promote year-round color and foliage. The guide will provide flexibility while maintaining cohesion and visual appeal throughout the district.

Approach:

Incorporated planting design guide into city development codes.

Continue to coordinate with Jenks garden club for continued evolution of guide.

Amenities

Setting consistent site furnishings is crucial for establishing a cohesive identity and enhancing accessibility. Well placed amenities improve the overall user experience and aesthetic appeal of downtown.

Approach:

Incorporated site furnishings into city development codes.

Create plan to replace/add furnishings to downtown as part of beautification/redevelopment strategy.

Image and Identity

A district branding strategy is crucial for establishing a unique and authentic identity that bolsters economic growth by attracting residents, visitors, and investors. It aligns diverse stakeholders under a shared identity, fostering a sense of community pride and place.

Approach:

Engage branding professional to create branding strategy for downtown Jenks.

Develop a non-profit management organization (501c4) entity that can speak with one voice for all the member organizations, businesses, and residents of downtown.

Leverage public dollars in a way that makes the biggest impact and supports desired investments.

IMPLEMENTATION RECOMMENDATIONS

Streetscapes

Vision

The Master Plan emphasizes the importance of Main street and recommends strengthening the vitality of the downtown core by enhancing the character of this street. Reconstructing Main street calls for reallocating on-street parking, reconfiguring the current parking strategy, and increasing the sidewalk zones to make room for a generous walking path, dedicated amenity zone for street lights, trees and furnishings along with a flexible zone at the curb that incorporates parallel parking, drop-offs, parklets, and restaurant/ cafe seating areas to accommodate a variety of activities for a more vibrant Downtown.

The proposed material palette honors the identity of the historic downtown character while allowing for integration of vibrant landscaping.

Planning

Previous plans have laid the groundwork for the master plan to be successful and in part contributed to alignment among key stakeholders. Although there may be an alignment in Vision through this master plan, the regulatory structure to allow implementation of the Vision is not yet fully in place. The master plan has made an effort to set a vision that limits/address barriers to Implementation, including:

Interchangeable design elements.

Analysis metrics to make future decisions

Flexibility in design to accommodate various needs at time of implementation.

Coordination with prior and existing documentation and regulations

Phased Implementation

While engaging with downtown stakeholders, City leadership, and City staff, an overarching theme emerged – that downtown should be a place for all types of people, uses and activities resulting in an economically and culturally vibrant place.

The purpose of the street scape implementation is to provide a pathway towards achieving the desired outcome of the Vision. Phased implementation will help fulfill the Vision outlined in this master plan. The implementation will not be an easy process. It will require the diligent work of many individuals and organizations. Progressive development will over time will continue to catalyze development along the Main Street corridor. With the vision cast, the implementation process to follow is outlined below:

Regulatory:

Create the appropriate rules that guide streetscape implementation and define milestones to trigger development.

Administration:

Align policy and incentives to guide and communicate development.

Funding;

Identify and leverage financing tools as appropriate.

IMPLEMENTATION RECOMMENDATIONS

West Gateway Development

Vision

A vibrant 21st century gateway to downtown that honors the culture Jenks and remains authentic to the existing west Main Street core. A space focused on family, with appeal to a wide variety of people; with inviting features and programming to encourage locals and tourists alike to visit. A space that supports a thriving mix of retail, residential and office uses.

Priority

Priority within this development is given to the building facing Main Street. Sequence numbered beyond building 01 is a preferred sequence based on current allocated use types and character defining spaces.



Flexibility

Planning efforts have been derived through careful consideration of site, master plan goals, and data obtained through market analysis and parking study. Careful consideration has been given to a design that offers flexibility in the use types, programming, and development models.

Flexibility of development:

Overall organization and building block placement offers the ability to develop the site over time or as one development.

Flexibility of uses:

Building size and mass lends itself to multiple use types within each footprint.

Flexibility of programming:

The combination of promenade and green spaces create flexible areas that can accommodate a wide range of uses, some requiring programming and others with capability to host informal community activation.

Use type and parking strategy:

Parking Strategy:

Implement shared use parking methodology in conjunction with Main Street parking. Combine street, surface, and structured parking to balance parking distribution and accessibility. Parking strategy to absorb reallocated street parking quantity removed from main street based on parking metrics provided as part of master plan.

Building use types:

Building 01, two story building
Retail and restaurant on first floor
Multi-family or office on second floor

Building 02, two story building
Retail and restaurant on first floor
Office on second floor

Building 03, one- three story building
Office building

Building 04, two story building
Multifamily, approximately 32 units

Building 05, parking garage
Number of decks as needed based on building uses



Source: Discover Jenks

APPENDIX

SITE FURNISHINGS

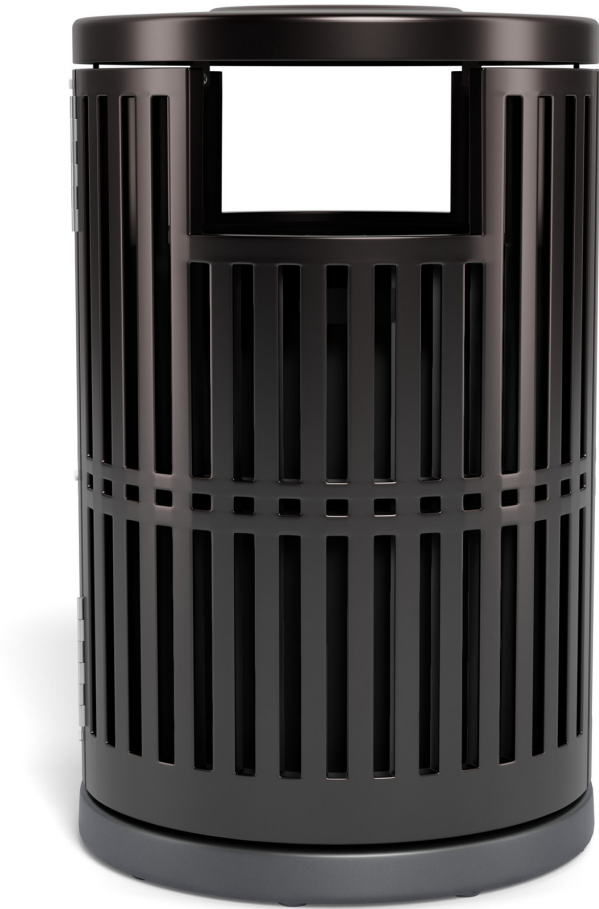
SITE FURNISHINGS

LANDSCAPE FORMS: BIKE RACK - “RING”



SITE FURNISHINGS

LANDSCAPE FORMS: TRASH RECEPTACLE - “CHASE PARK”



Chase Park

Material / Colors Sheet

landscapeforms

Vivid Series - Powdercoated Metal* (Fine Texture)

Clay	Lemon	Mango	Chili	Loll Apple Red	Loll Leaf Green
Moss	Forest	Loll Navy Blue			

Neutral Series - Powdercoated Metal*

Silver Metallic	Mercury Metallic	Steel Metallic	Bronze Metallic	Titanium Metallic
Gloss Black	Gloss White			

Architectural Series - Powdercoated Metal* (Fine Texture)

Fog	Obsidian	Matte Black	Terra	Nutmeg	Onyx
Sage	Blue Ash	Dusk			

SITE FURNISHINGS

LANDSCAPE FORMS: TRASH RECEPTACLE - “SCARBOROUGH”



Scarborough Litter

landscapeforms

Material / Colors Sheet

Vivid Series - Powdercoated Metal* (Fine Texture)

Clay

Lemon

Mango

Chili

Loll Apple Red

Loll Leaf Green

Moss

Forest

Loll Sky Blue
*Extended Lead Times

Loll Navy Blue

Neutral Series - Powdercoated Metal*

Silver Metallic

Mercury Metallic

Steel Metallic

Bronze Metallic

Titanium Metallic

Gloss Black

Gloss White

Architectural Series - Powdercoated Metal* (Fine Texture)

Fog

Obsidian

Matte Black

Terra

Nutmeg

Onyx

Sage

Blue Ash

Dusk

SITE FURNISHINGS

LANDSCAPE FORMS: BENCH - “SCARBOROUGH”



Scarborough Bench

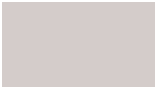
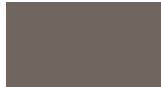
landscapeforms

Material / Colors Sheet

Vivid Series - Powdercoated Metal* (Fine Texture)

					
Clay	Lemon	Mango	Chili	Loll Apple Red	Loll Leaf Green
					
Moss	Forest	Loll Navy Blue			

Neutral Series - Powdercoated Metal*

				
Silver Metallic	Mercury Metallic	Steel Metallic	Bronze Metallic	Titanium Metallic
				
Gloss Black	Gloss White			

Architectural Series - Powdercoated Metal* (Fine Texture)

					
Fog	Obsidian	Matte Black	Terra	Nutmeg	Onyx
					
Sage	Blue Ash	Dusk			

SITE FURNISHINGS

LANDSCAPE FORMS: TRASH RECEPTACLE & BENCH - “SCARBOROUGH”



Link: <https://www.landscapeforms.com/products/scarborough-litter>

Link: <https://www.landscapeforms.com/products/scarborough-bench>

SITE FURNISHINGS

MMCITE: BENCH - “EMAU”



SITE FURNISHINGS

STREET FURNITURE: PLANTER BENCH - “FERN”

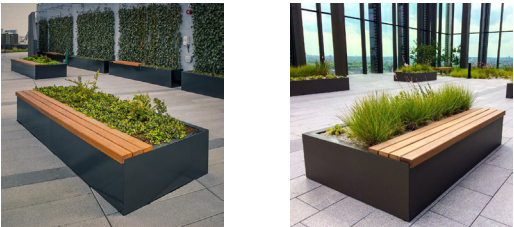


www.streetfurnituredirect.co.uk
01625 879 442
enquiries@streetfurnituredirect.co.uk



FERN GRP BENCH PLANTER

Product Code: SFD610



PRODUCT DESCRIPTION

The Fern GRP Bench Planter is a versatile combined bench and planter.

The timber bench is fitted on top of the GRP (glass-reinforced plastic) planter on one side and is the whole length.

The planter is available in any RAL colour matt, satin or gloss finishes, but looks particularly stunning in metallic effects.

These planters are perfect for small private spaces and roof terraces due to being made from Glass Reinforced Plastic. This ensures they are strong, durable, frost proof, rust proof, yet also light weight. GRP planters also have a contemporary appearance and therefore look stunning in any garden or roof terrace space. Just add plants!

When planting up troughs approximately 25% of drainage media should be used and when planting up outside, ensure that each trough is slightly lifted off the ground to allow for free drainage.

SPECIFICATIONS

Length	2000mm
Width	1500mm
Height	450mm
Fixing	Surface Mounted
Material	GRP (Glass Reinforced Plastic), Timber
Colour	Galvanised



SITE FURNISHINGS

CYCLONE: SLOTTED POLE AND LIGHT FIXTURES



SLOTTED POLES



CLEAN CONNECT

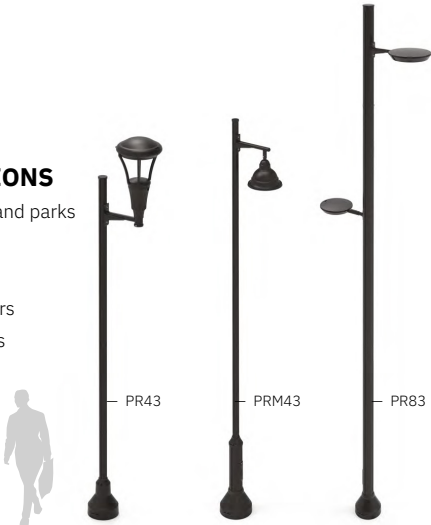
Cyclone's slotted line of poles is designed for making easy-on, easy-off additions with seamless connections that preserve the pole's overall aesthetic. With accessories purposefully designed to blend in, any add-on looks like it belongs.

FEATURES AND BENEFITS

- + Round extruded aluminum pole with four 90° slots
- + 3 poles available; round 4" diameter, round 4" diameter with muffler base, and 8" diameter
- + Heights available from 8' to 25' for the 4" diameter poles and 12' to 30' for the 8" diameter pole
- + Standard carriage bolt to attach accessories, available at any hardware store
- + Access door with waterproof joint
- + AASHTO 2013 and CSA Standard C22.2 no. 206-2017 certified
- + 4 custom bracket styles available, a banner arm, plant support, a GFI adaptor, and 3 base cover

APPLICATIONS

- + City streets and parks
- + Main roads
- + Boulevards
- + Smart Centers
- + Public places
- + Traffic Light





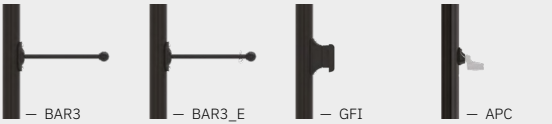
BOLT ON, BOLT OFF

By enabling connections using standard carriage bolts, the pole slots accommodate the majority of mounting accessories available on the market, even from other accessory manufacturers.



STANDARD BRACKETS AND ACCESSORIES

Cyclone's slotted poles include four 90° slots in which accessories can be attached seamlessly. While traditional attachments necessitate plumber's straps around a pole, accessories may now be attached with two bolts, enabling greater positioning flexibility, and enhancing aesthetic integration.





CYCLONE LIGHTING, INC.
2175 DES ENTREPRISES BLVD.
TERREBONNE (QUEBEC) J6Y 1W9 CANADA
866-436-5500
INFO@CYCLONELIGHTING.COM
CYCLONELIGHTING.COM

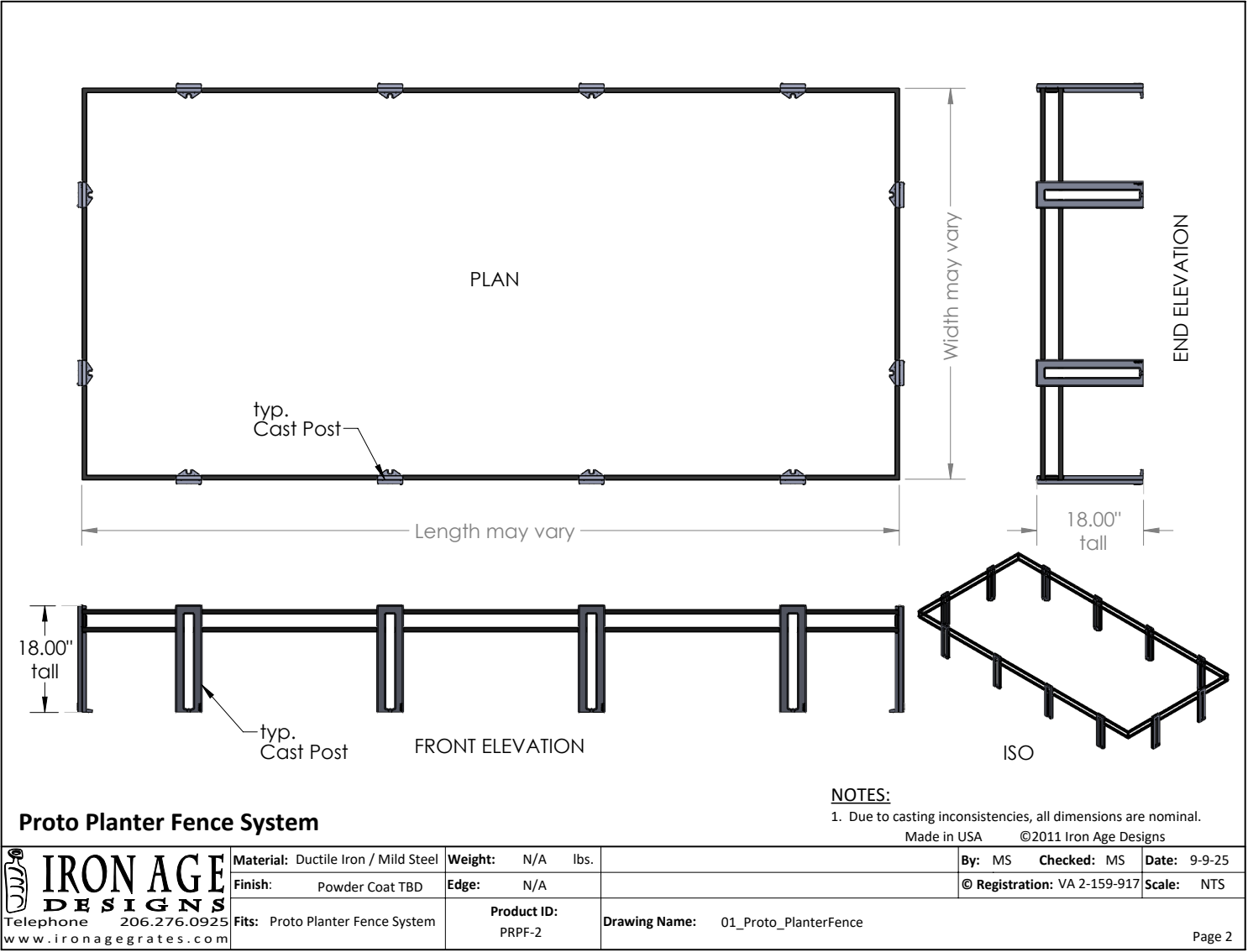
© 2026 ACUITY BRANDS LIGHTING, INC., ALL RIGHTS RESERVED. PRODUCTS SUBJECT TO CHANGE WITHOUT NOTICE.
REV.: 2026/02



Link: <https://www.cyclonelighting.com/products/all-luminaires/?mounting=post-top>
Link: <https://www.cyclonelighting.com/products/poles/>

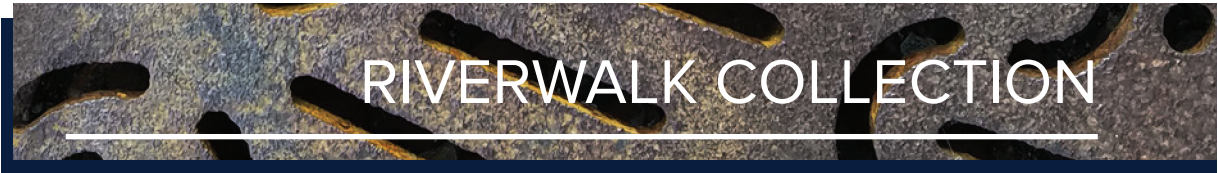
SITE FURNISHINGS

IRON AGE: PLANTER FENCE - “PROTO”



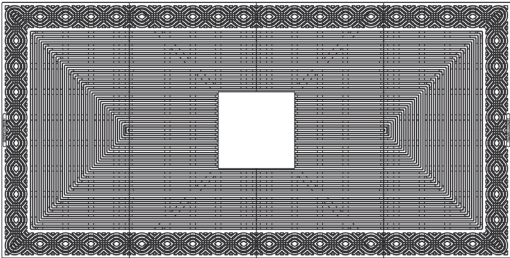
SITE FURNISHINGS

NEENAH FOUNDRY: TREE GRATE - “RIVERWALK”



EXTENDED

SERIES NO.	GRATE SIZE	AVAILABLE TREE OPENING SIZES	SLOT SIZE
R-8828	60"x 120"	18" x 18" square	0.375"



R-8828



River Walk

CORATIVE TR

Link: <https://neenahfoundry.com/products/infrastructure/tree-grates/>

Link: https://neenahfoundry.com/product-search/?search=&cat=tree-grates&pf_shape=&pf_collection=riverwalk&pf_tree_grate_length=&pf_tree_grate_width=&pf_tree_grate_diameter=&pf_tree_opening_diameter=&pf_tree_opening_length=&pf_tree_opening_width=

SITE FURNISHINGS

NEENAH FOUNDRY: DETECTABLE WARNING

Suggested Specifications

General

Detectable warnings shall be an integral part of the ramp and comply with section 4.29 of the ADA Accessibility Guidelines and section 705 of the 2010 ADA standards for accessible design.

Dome Size (4.29.2 and 705.1.1)

Truncated domes in detectable warning surface shall have a base diameter of 0.9 inch (23 mm) minimum and 1.4 inches (36 mm) maximum, a top diameter of 50 percent of the base diameter minimum, to 65 percent of the base diameter maximum, and a height of 0.2 inch (5.1 mm).

Dome Spacing (4.29.2 and 705.1.2)

Truncated domes in a detectable warning surface shall have a center-to-center spacing of 1.6 inches (41 mm) minimum and 2.4 inches (61 mm) maximum, and a base-to-base spacing of 0.65 inch (17 mm) minimum, measured between the most adjacent domes on a square grid.

Contrast (4.29.2 and 705.1.3)

Detectable warning surfaces shall contrast visually with adjacent walking surfaces – either light-on-dark, or dark-on-light.

Platform Edges (4.29.2 and 705.2)

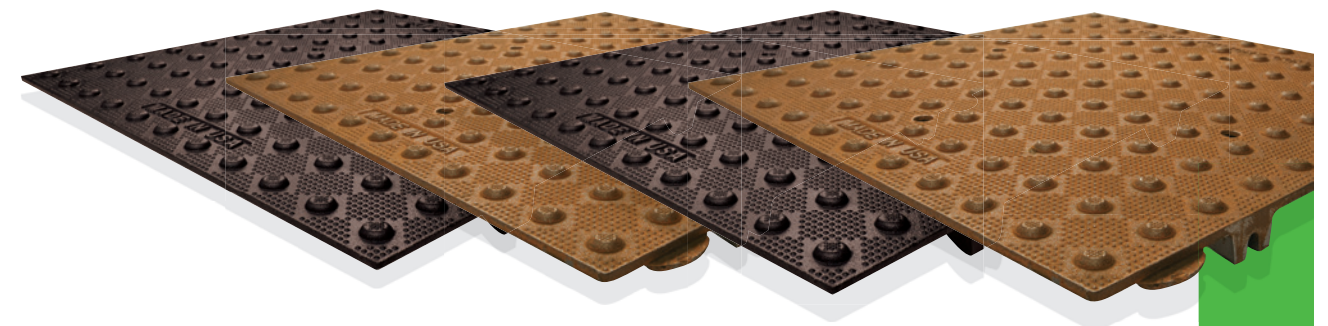
Detectable warning surfaces at platform boarding edges shall be 24 inches (610 mm) wide and shall extend the full length of the public use areas of the platform.

Materials

Cast gray iron conforming to ASTM A-48 class 30A minimum.

Withstands the Harshest of Weather Conditions

Our cast iron Detectable Warning Plates are regulatory-compliant while offering appealing aesthetics, exceptional longevity and freedom from maintenance. No matter where they're placed, you can be confident Neenah DWP's will stand strong in any climate.



SUGGESTED SPECIFICATIONS & ADA INFO

Guideline for Accessible Right-Of-Way

The ADA and ABA have specific guidelines that refer to numerous issues concerning detectable warning. Neenah Foundry's Detectable Warning Plates help you meet these requirements.

Neenah recommends that specifiers review prevailing national, state and local guidelines to ensure full compliance.

SITE FURNISHINGS

NEENAH FOUNDRY: TRENCH GRATES - “RIVERWALK”

DECORATIVE TRENCH GRATES

DECORATIVE GRATES

R-4990 Series	River Walk	Tidal Wave	Greek Key	Carriage Walk
R-4989	X	X	X	X
R-4990-CX		X		
R-4999-CX		X		
R-4990-FX	X			
R-4999-FX	X			
R-4996 Type M Trench Frame				
R-4996-A6	X	X	X	X
R-4996-A12		X		
R-4996-A	X			

Neenah Foundry’s line of decorative trench grates combine stylish designs with the durability and quality you have come to expect from a Neenah Foundry product. Available in four equally captivating designs, these grates will add that extra touch to your special project. Neenah Foundry offers these grates in the R-4990 & R-4996 series. For more information on custom grates, please contact your local Neenah representatives by going to www.groupnei.com



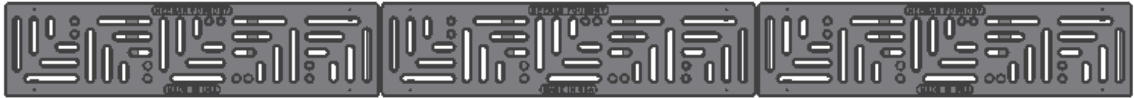
River Walk



Tidal Wave



Greek Key



Carriage Walk

DECORATIVE TRENCH GRATES

SITE FURNISHINGS

TOURNESOL: PLANTERS WITH SCREENS - “WILSHIRE”

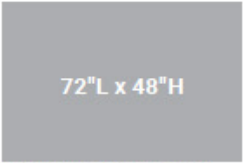
Select one of the patterns shown at right or submit your own artwork.

Available in powder-coated or weathering steel.

Shown at right in 48”L x 48”H



WX-48 INCLUDES ONE 48”L x 48”H LASER-CUT SCREEN.



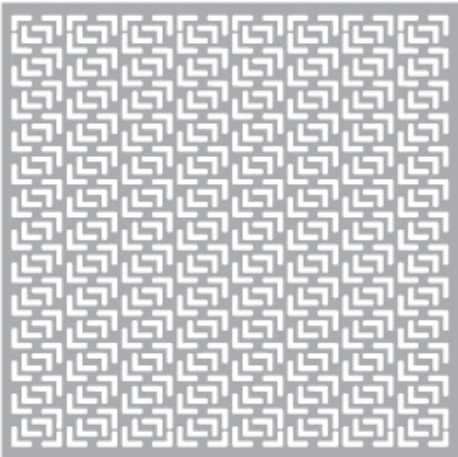
WX-72 INCLUDES ONE 72”L x 48”H LASER-CUT SCREEN.



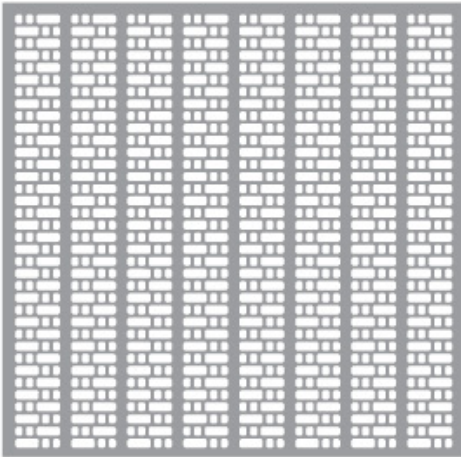
WX-96 INCLUDES ONE 96”L x 48”H LASER-CUT SCREEN.

CUSTOM PATTERN OPTIONS

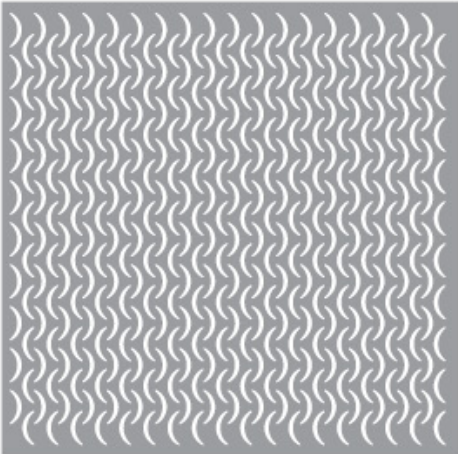
Part No.	Description
WXS-LC	Custom laser-cut screen charge, varies by design and size
WXS Setup CAD	One-time setup charge for laser-cut screens, customer to provide CAD drawings
WXS Setup PDF	One-time setup charge for laser-cut screens, customer to provide PDF drawings



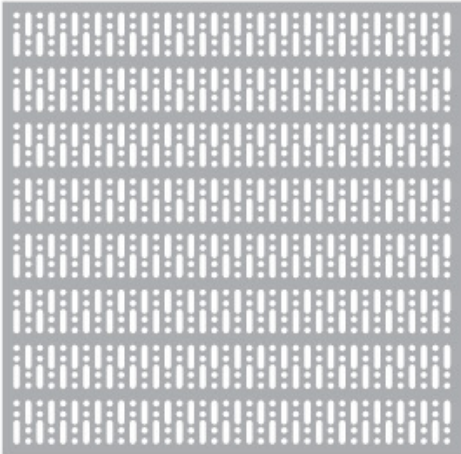
Pattern 2



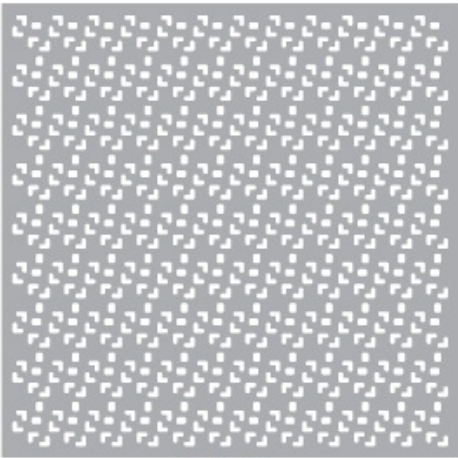
Pattern 3



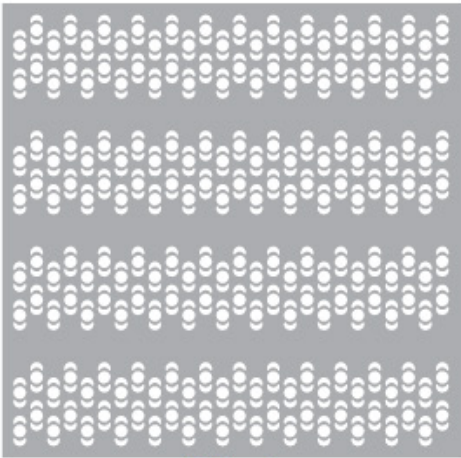
Pattern 4



Pattern 6



Pattern 7



Pattern 8

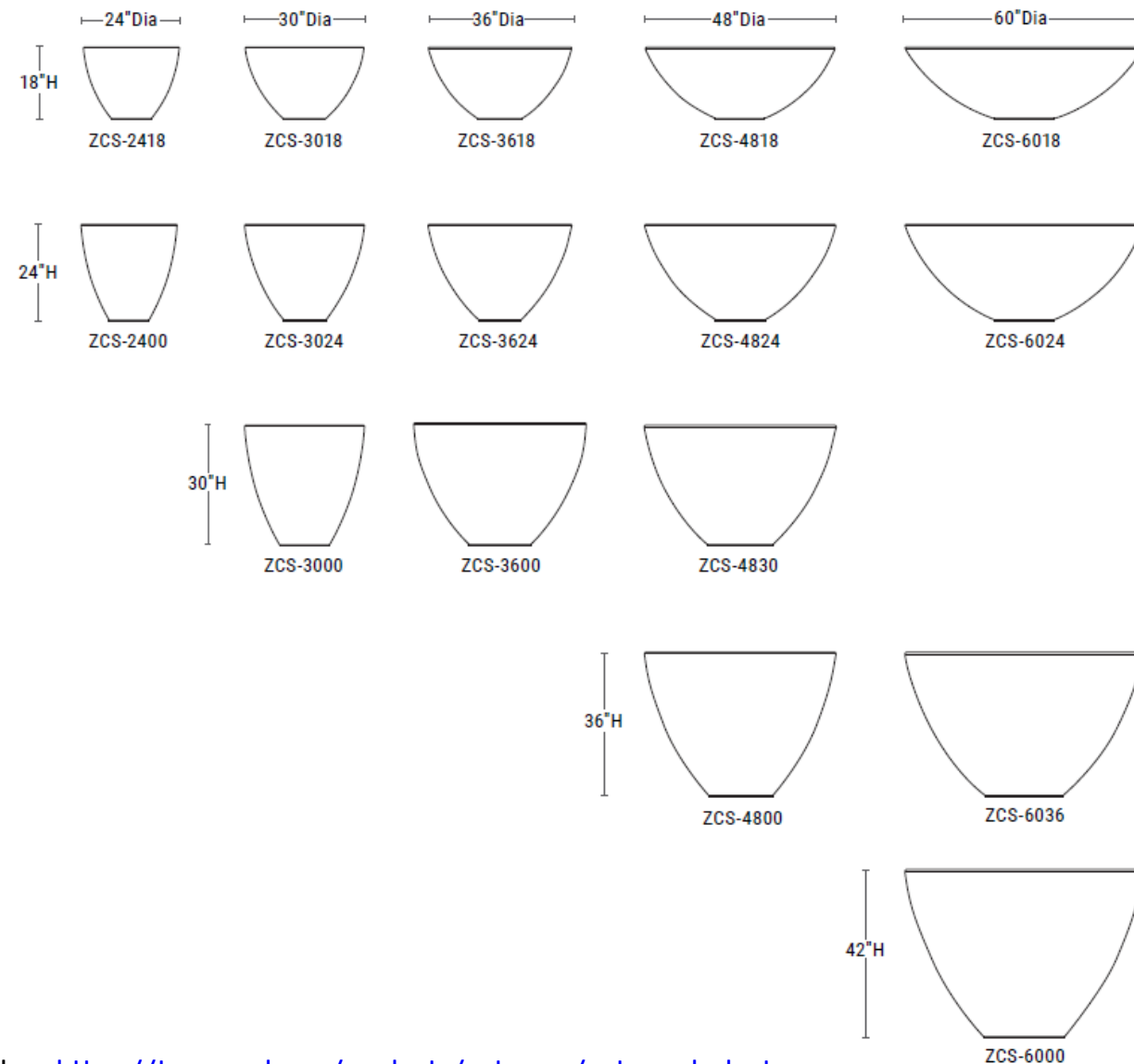
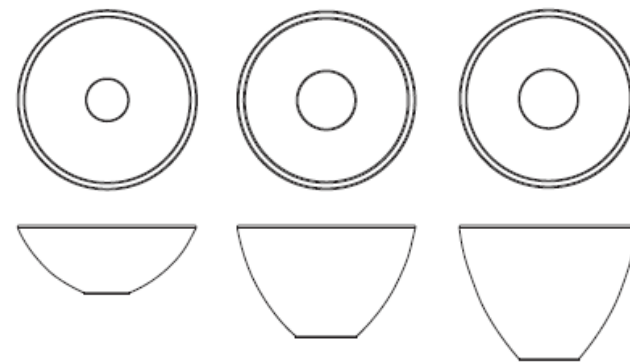


SITE FURNISHINGS

TOURNESOL: POTS AND PLANTERS (SEE PLANTING GUIDE FOR ALL SELECTIONS)

Zena Collection, GFRC

- Lightweight GFRC concrete planters designed to be durable despite low weight
- Coordinates with our self-watering container irrigation products
- Drain holes standard
- Round planter sizes from 24" to 60"



PLANTING DESIGN GUIDELINES

PLANTING DESIGN GUIDELINES

OVERVIEW AND PLANT LIST

PLANTING DESIGN GUIDE OVERVIEW

This planting guides documents an integrated planting strategy for the various scales of planting opportunities in downtown Jenks. The species list at right documents various species selected based on appropriateness of size to scale of application. Each of the planting scale applications (Pots, Planters, Bulbouts, Median 1, and Median 2 Entry Monument) are elaborated on the following pages with reference images of plant species, example planting plan, and visualization. Planting plans are generally intended to comprise a few species from the respective palette; the broader plant palette is intended to provide flexibility based on plant availability and performance of plant material over time.

To determine quantities of plants per plant bed, identify the recommended spacing in the table at right, then use the associated “PLANTS/SF” multiplier on the following page per the “PLANT SPACING CHART”, and then multiply by the square footage of the planting area for that species. Square footages for the various planting areas are noted on the respective planting layout sheets.

POTS					
Type	Scientific Name	Common Name	Mature Height	Mature Spread	Spacing
10-20 CF Pots	Pennisetum 'Hameln'	Dwarf Fountain Grass	18-36"	18-30"	18-30"
	Schizachyrium 'Standing Ovation'	Little Bluestem	24-48"	18-24"	12-24"
	Muhlenbergia capillaris	Pink Muhly Grass	24-48"	24-36"	24-36"
	Salvia 'Mystic Spires'	Salvia	18-30"	12-24"	18-24"
	Gaura 'Whirling Butterflies'	Beeblossom	24-36"	12-36"	18-36"
	Coreopsis lanceolata	Lance-leaved coreopsis	12-36"	12-36"	12-24"
	Rubeckia 'Goldsturm'	Black-Eyed Susan	24-36"	12-24"	18-24"
	Ilex vomitoria 'Nana'	Dwarf Yaupon	36-48"	48-60"	36-48"
Large Statement Pots	Buxus 'Green Velvet'	Boxwood	36-48"	36-48"	24-30"
	Heuchera 'Caramel'	Coral Bells	10-15"	18-24"	12-18"
	Nepeta 'Walker's Low'	Cat Mint	24-36"	24-36"	24-36"
	Lantana 'New Gold'	Trailing Lantana	12-20"	36-60"	24-36"
	Echinacea 'White Swan'	White Swan Conflower	24-36"	18-24"	18-24"
	Cercis canadensis 'Forest Pansy'	Eastern Redbud	15-30'	20-35'	
Trees	Amelanchier x grandiflora 'Autumn Brilliance'	Serviceberry	15-25'	15-20'	
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	15-20'	7-10'	
	Ilex decidua	Possumhaw Holly	15-25'	10-15'	
	Myrica cerifera	Wax Myrtle	15-25'	10-20'	
	Viburnum rufidulum	Rusty Blackhaw	10-20'	10-15'	
	Cornus drumondii	Roughleaf dogwood	10-20'	10-15'	
	Prunus mexicana	Mexican Plum	15-25'	15-25'	

PLANTERS					
Type	Scientific Name	Common Name	Mature Height	Mature Spread	Spacing
Perennials	Ilex vomitoria 'Nana'	Dwarf Yaupon	36-48"	48-60"	36-48"
	Heuchera 'Caramel'	Coral Bells	10-15"	18-24"	12-18"
	Salvia 'Mystic Spires'	Salvia	18-30"	12-24"	18-24"
	Asclepias tuberosa	Butterfly Weed	12-36"	12-24"	12-24"
	Lantana 'New Gold'	Trailing Lantana	12-20"	36-60"	24-36"

BULBOUTS					
Type	Scientific Name	Common Name	Mature Height	Mature Spread	Spacing
Grasses	Schizachyrium 'Standing Ovation'	Little Bluestem	24-48"	18-24"	12-24"
Shrubs	Ilex vomitoria 'Nana'	Dwarf Yaupon	36-48"	48-60"	36-48"
	Achillea 'Terracotta'	Yarrow	24-36"	18-36"	12-24"
	Coreopsis verticillata 'Moonbeam'	Moonbeam Tickseed	18-24"	18-24"	18-24"
	Asclepias tuberosa	Butterfly Weed	12-36"	12-24"	12-24"
Perennials	Amsonia hubrichtii	Blue Star	24-36"	18-36"	24-36"
	Salvia 'Mystic Spires'	Salvia	18-30"	12-24"	18-24"
	Salvia farinacea 'Victoria Blue'	Mealycup Sage	18-24"	12-18"	12-14"
	Salvia yangii	Russian sage	24-48"	24-48"	24-36"
	Aster x frikartii 'Monch'	Purple Aster	24-36"	18-24"	18-24"
	Echinacea 'White Swan'	White Swan Conflower	24-36"	18-24"	18-24"
	Rubeckia 'Goldsturm'	Black-Eyed Susan	24-36"	12-24"	18-24"
	Gaura 'Whirling Butterflies'	Beeblossom	24-36"	12-36"	18-36"
	Nepeta 'Walker's Low'	Cat Mint	24-36"	24-36"	24-36"

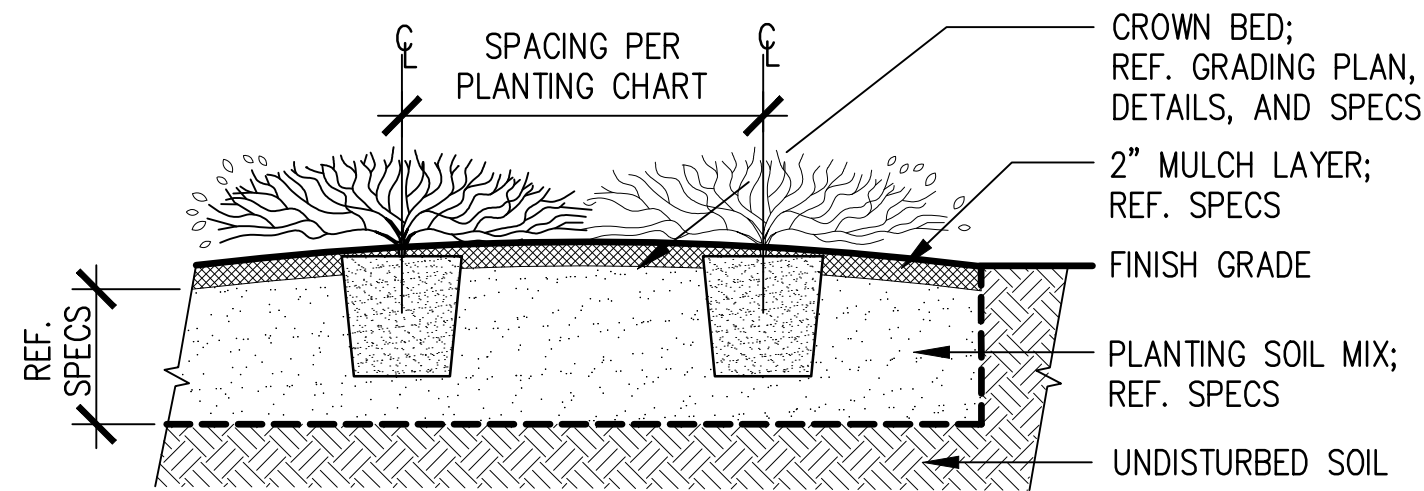
MEDIAN 1					
Type	Scientific Name	Common Name	Mature Height	Mature Spread	Spacing
Grasses	Panicum 'Northwind'	Switchgrass	48-60"	24-36"	24-36"
	Muhlenbergia capillaris	Pink Muhly Grass	24-48"	24-36"	24-36"
	Schizachyrium 'Standing Ovation'	Little Bluestem	24-48"	18-24"	12-24"
Shrubs	Ilex vomitoria 'Nana'	Dwarf Yaupon	36-48"	48-60"	36-48"
	Achillea 'Terracotta'	Yarrow	24-36"	18-36"	12-24"
	Amsonia hubrichtii	Blue Star	24-36"	18-36"	24-36"
Perennials	Asclepias tuberosa	Butterfly Weed	12-36"	12-24"	12-24"
	Aster x frikartii 'Monch'	Purple Aster	24-36"	18-24"	18-24"
	Salvia 'Mystic Spires'	Salvia	18-30"	12-24"	18-24"
	Salvia farinacea 'Victoria Blue'	Mealycup Sage	18-24"	12-18"	12-14"
	Salvia yangii	Russian sage	24-48"	24-48"	24-36"
	Echinacea 'White Swan'	White Swan Conflower	24-36"	18-24"	18-24"
	Lythrum salicaria	Purple Loosestrife	36-48"	24-48"	12-18"
	Liriope muscari	Liriope	10-18"	12-18"	12-18"
	Baptisia australis	Blue False Indigo	36-48"	36-48"	24-36"
	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	15-20'	7-10'	

MEDIAN 2 (ENTRY MONUMENT)					
Type	Scientific Name	Common Name	Mature Height	Mature Spread	Spacing
Interior Planting (Taller Height)	Panicum 'Northwind'	Switchgrass	48-60"	24-36"	24-36"
	Baptisia australis	Blue False Indigo	36-48"	36-48"	24-36"
	Lythrum salicaria	Purple Loosestrife	36-48"	24-48"	12-18"
	Ilex vomitoria 'Nana'	Dwarf Yaupon	36-48"	48-60"	36-48"
	Salvia yangii	Russian sage	24-48"	24-48"	24-36"
Middle Planting (Medium Height)	Muhlenbergia capillaris	Pink Muhly Grass	24-48"	24-36"	24-36"
	Schizachyrium 'Standing Ovation'	Little Bluestem	24-48"	18-24"	12-24"
	Echinacea 'White Swan'	White Swan Conflower	24-36"	18-24"	18-24"
	Achillea 'Terracotta'	Yarrow	24-36"	18-36"	12-24"
	Salvia 'Mystic Spires'	Salvia	18-30"	12-24"	18-24"
Outer Band Planting (Shorter Height)	Salvia farinacea 'Victoria Blue'	Mealycup Sage	18-24"	12-18"	12-14"
	Asclepias tuberosa	Butterfly Weed	12-36"	12-24"	12-24"
	Heuchera 'Caramel'	Coral Bells	10-15"	18-24"	12-18"
	Liriope muscari	Liriope	10-18"	12-18"	12-18"

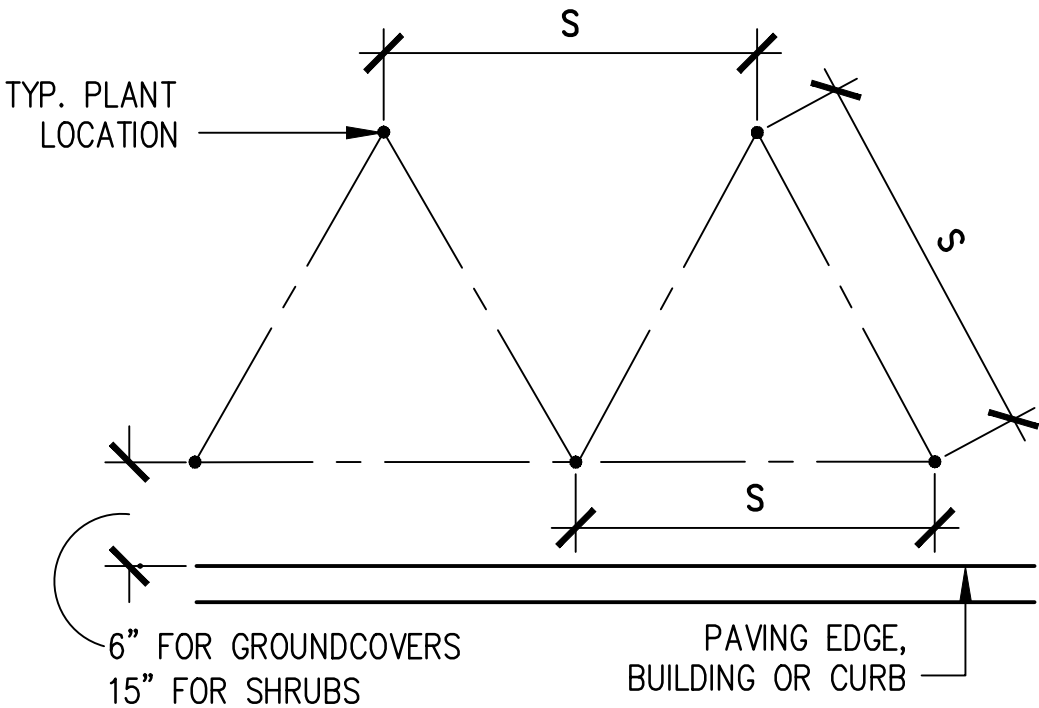
PLANTING DESIGN GUIDELINES

PLANTING DETAILS

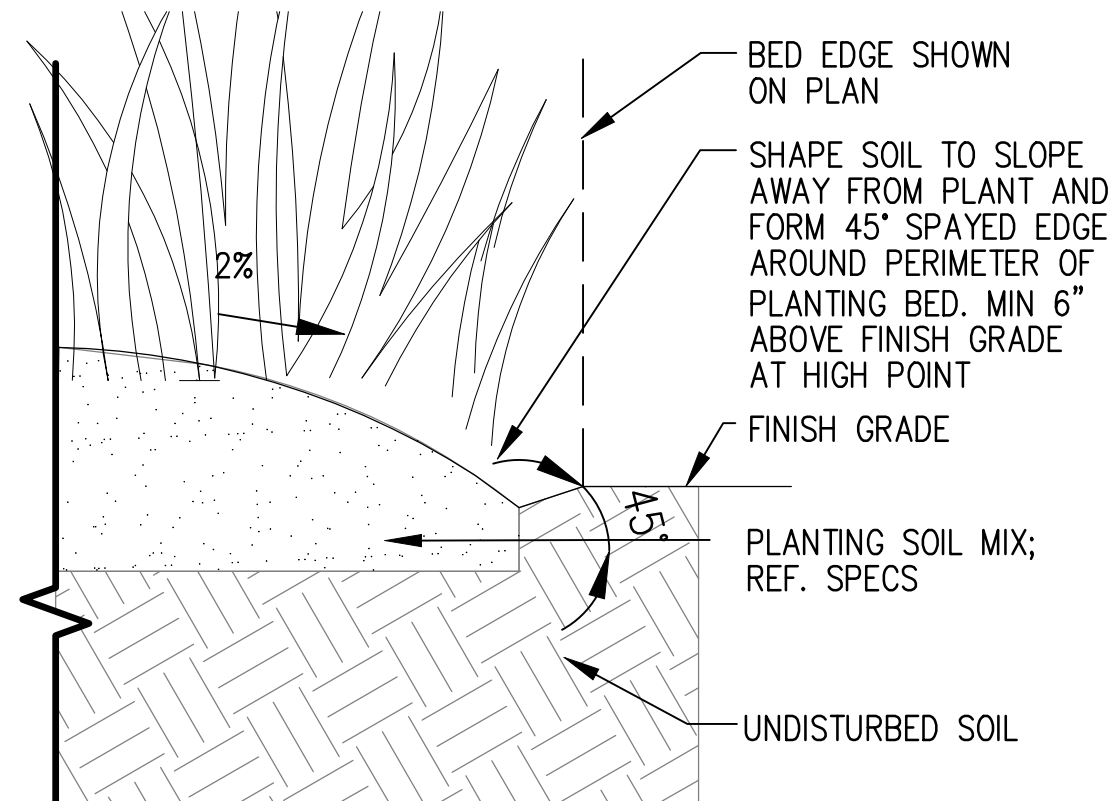
NOTE: DIMENSION 'S' DENOTES PLANT SPACING AS CALLED OUT ON PLANT LIST.



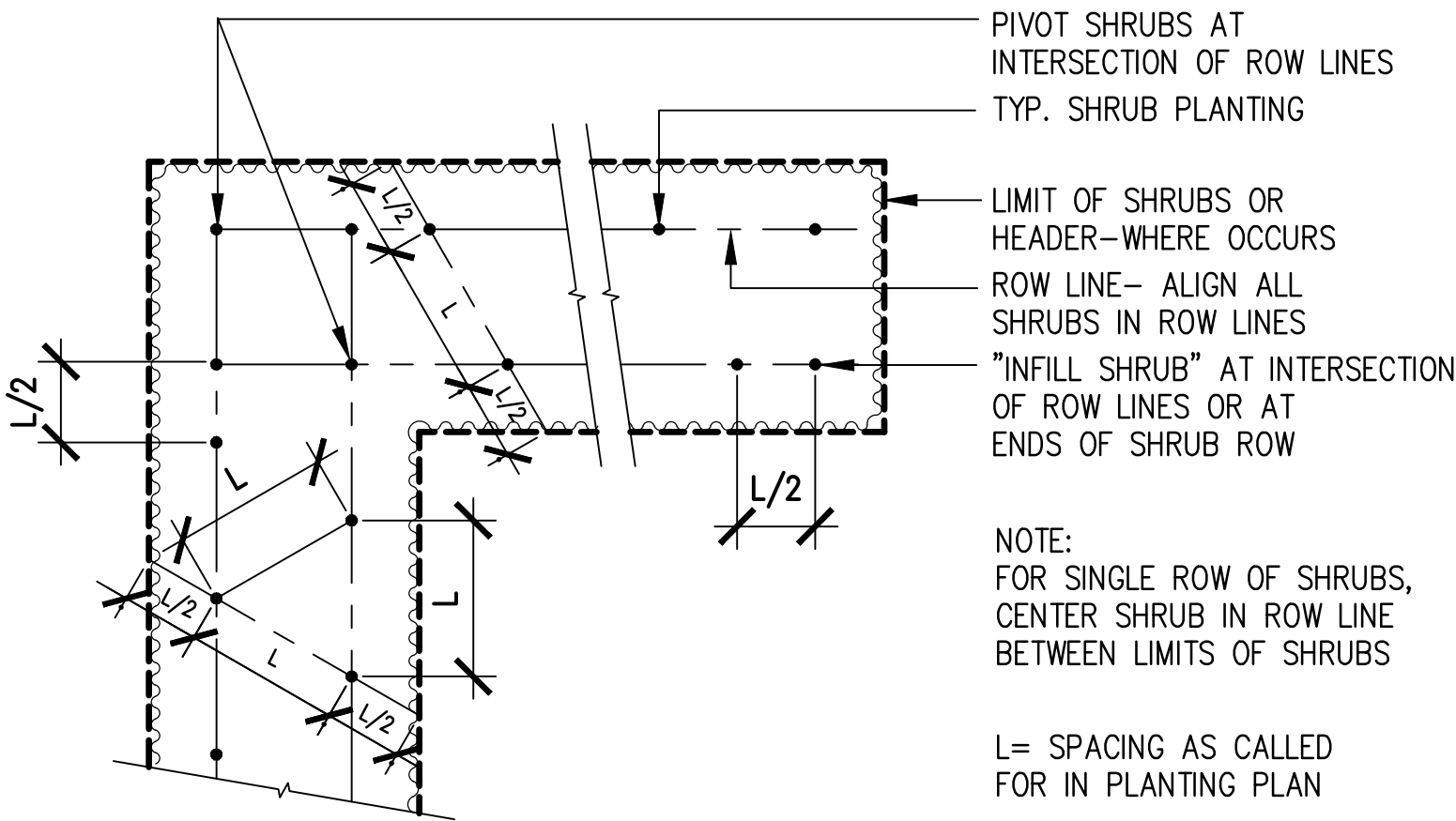
TYPICAL SHRUB PLANTING



SPACING	PLANTS / SF
6" O.C.	4.61
8" O.C.	2.60
9" O.C.	1.78
10" O.C.	1.66
12" O.C.	1.15
15" O.C.	.738
18" O.C.	.50
24" O.C.	.28
30" O.C.	.18
36" O.C.	.12
48" O.C.	.07
60" O.C.	.04
72" O.C.	.03



TYPICAL BED EDGE



PLANT SPACING CHART

PLANTING DESIGN GUIDELINES

STREET TREES



Bald Cypress
Taxodium distichum



Lacebark elm
Ulmus parvifolia



Ginkgo
Ginkgo biloba



Honeylocust
Gleditsia triacanthos



Chinese Pistache
Pistacia chinensis

PLANTING DESIGN GUIDELINES

PLANTING - POTS - GRASSES, SHRUBS, PERENNIALS

10-20 CF Pots	"Grass and Color"	Primary				
		Secondary				
Large Statement Pots	"Shrub and Perennial"	Primary				
		Secondary				

PLANTING DESIGN GUIDELINES

PLANTING - POTS - TREES



Cercis canadensis 'Forest Pansy'
Eastern Redbud



Amelanchier x *grandiflora*
'Autumn Brilliance' — Serviceberry



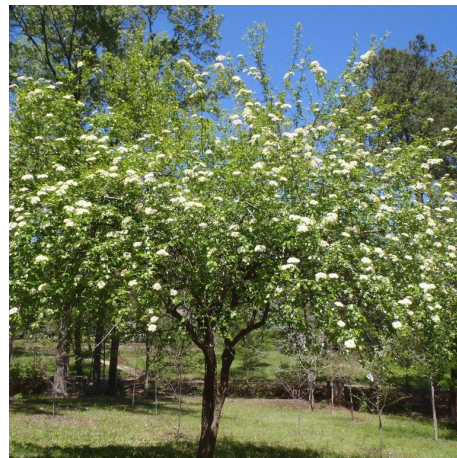
Magnolia grandiflora 'Little Gem'
Little Gem Magnolia



Ilex decidua
Possumhaw Holly



Myrica cerifera
Wax Myrtle



Viburnum rufidulum
Rusty Blackhaw



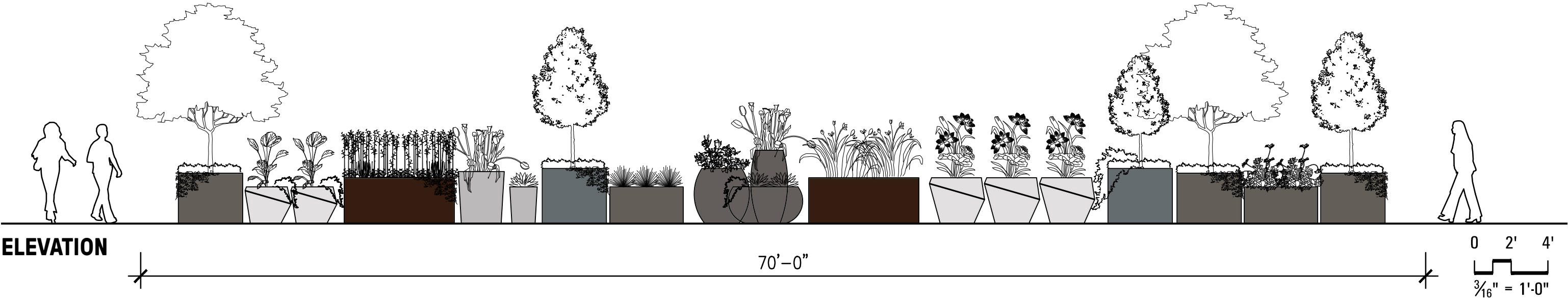
Cornus drumondii
Roughleaf Dogwood



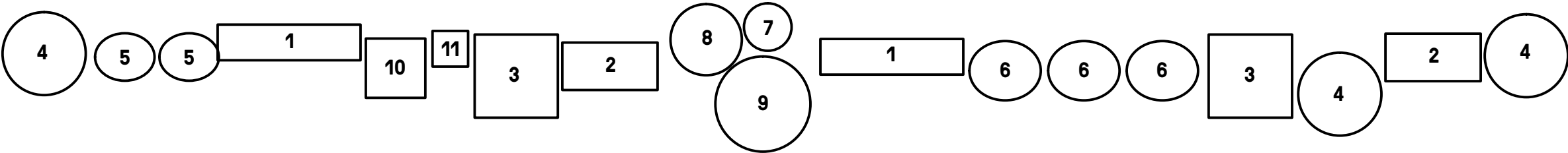
Prunus mexicana
Mexican Plum

PLANTING DESIGN GUIDELINES

TOURNESOL PLANTERS (THE HIVE PARKING LOT - PILOT SELECTIONS)



PLAN



Wilshire Rectangle

- 1** 72"Lx18"Wx30"H (WR-721830)
Color: "Chocolate"
- 2** 48"L x 24"W x 24" H (WR-482424)
Color: "Puddle"



Wilshire Square with Toe Kick

- 3** 42"Lx42"Wx36"H (WR-4200)
Color: "Shadow"



Wilshire Round with Toe Kick

- 4** 42" Dia x 33" H (WS-4200)
Color: "Puddle"



Delta

- 5** 30" x 24" (DT-3000)
Color: "Smoke"
- 6** 36" x 30" (DT-3600)
Color: "Smoke"



Aquarian

- 7** 24" Dia x 48" H (QS-2448)
Color: "Iron"
- 8** 36" Dia x 36" H (QS-3600)
Color: "Iron"
- 9** 48" Dia x 24"H (QS-4824)
Color: "Iron"

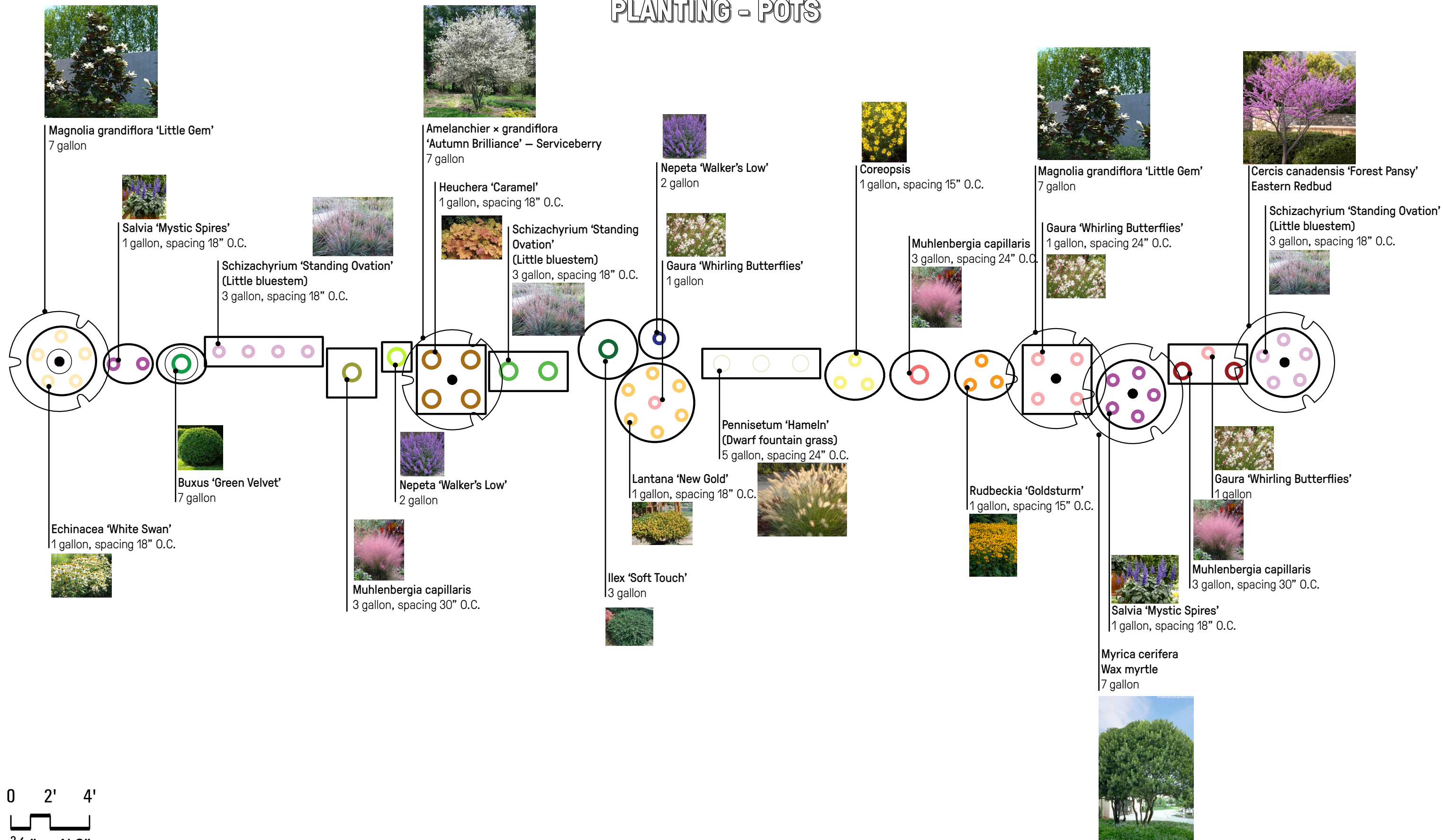


Urban Square

- 10** 30"L x 30"W x 34"H (UR-3000)
Color: "Silver"
- 11** 18"L x 18"W x 24" H (UR-1800)
Color: "Silver"

PLANTING DESIGN GUIDELINES

PLANTING - POTS



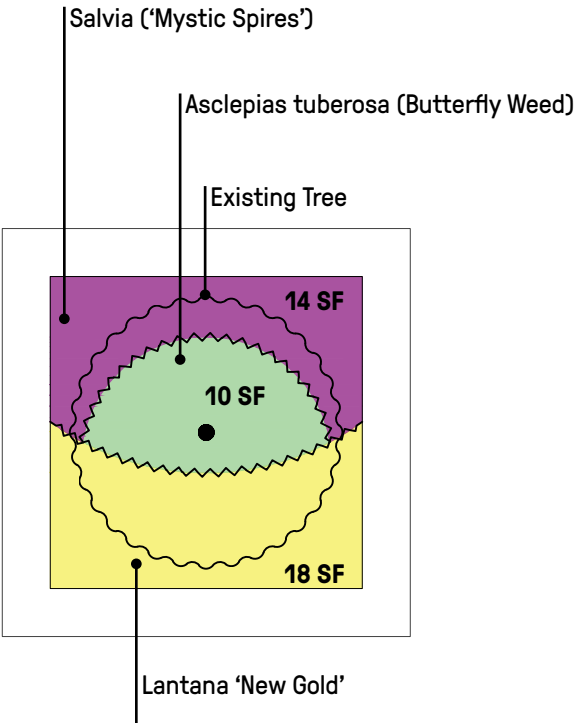
PLANTING DESIGN GUIDELINES

PLANTING - PLANTERS

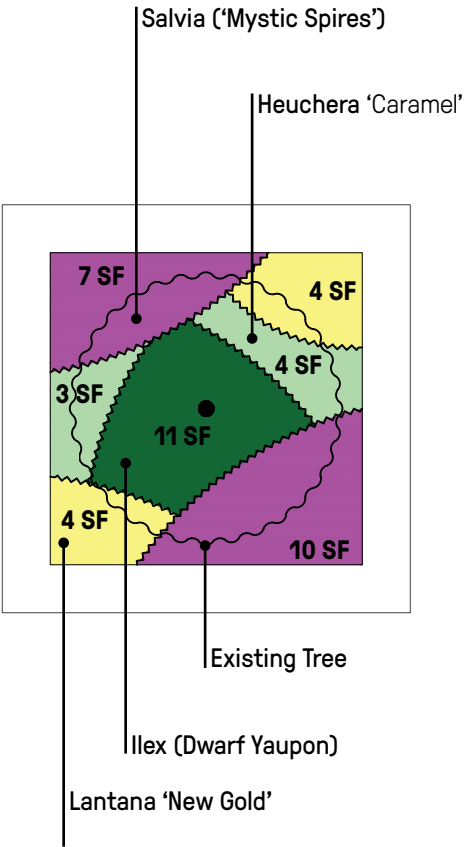
Structure	 Ilex vomitoria 'Nana' (Dwarf Yaupon)			
Color Layer	 Salvia ('Mystic Spires')	 Asclepias tuberosa (Butterfly Weed)	 Heuchera 'Caramel'	 Lantana 'New Gold' (Trailing Lantana)

PLANTING DESIGN GUIDELINES

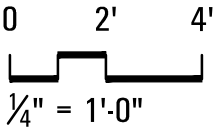
PLANTING - PLANTERS



EXAMPLE PLANTING PLAN OPTION 1



EXAMPLE PLANTING PLAN OPTION 2



OPTION 2 3D VISUALIZATION

PLANTING DESIGN GUIDELINES

PLANTING - BULBOUTS

Grasses



Schizachyrium 'Standing Ovation'
(Little bluestem)

Shrubs



Ilex (Dwarf Yaupon)



Achillea 'Terracotta'



Coreopsis 'Moonbeam'

Perennials



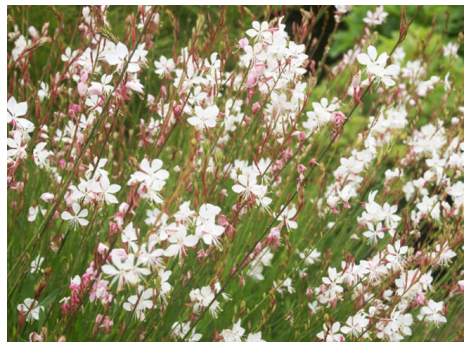
Salvia ('Mystic Spires')



Echinacea ('White Swan')



Rudbeckia 'Goldsturm'



Gaura 'Whirling Butterflies'



Nepeta 'Walker's Low' (Cat Mint)



Asclepias tuberosa (Butterfly Weed)



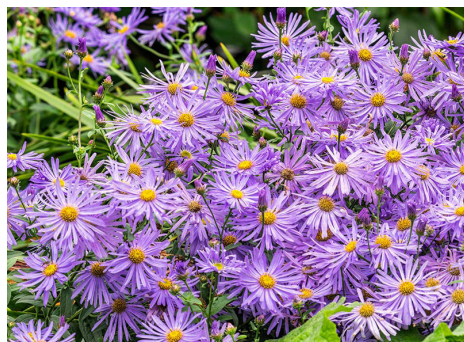
Amsonia hubrichtii



Salvia 'Victoria Blue'



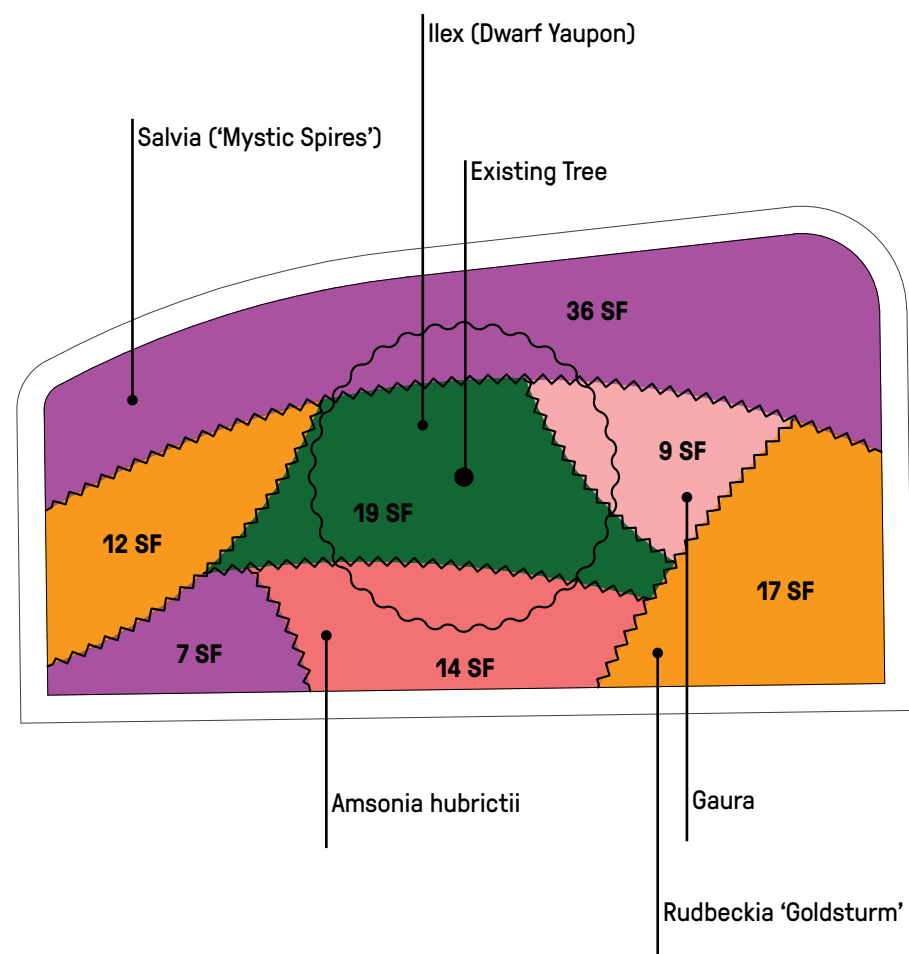
Salvia yangii



Aster x frikartii 'Monch'

PLANTING DESIGN GUIDELINES

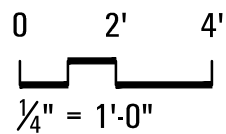
PLANTING - BULBOUTS



EXAMPLE PLANTING PLAN



3D VISUALIZATION



PLANTING DESIGN GUIDELINES

PLANTING - MEDIAN 1

Grasses



Panicum 'Northwind'



Muhlenbergia capillaris



Schizachyrium 'Standing Ovation'
(Little bluestem)

Shrubs



Ilex (Dwarf Yaupon)

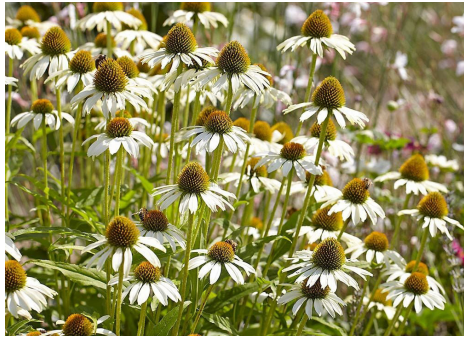


Achillea 'Terracotta'



Amsonia hubrichtii

Perennials



Echinacea 'White Swan'



Liriope muscari



Baptisia australis



Asclepias tuberosa (Butterfly Weed)



Aster x frikartii 'Monch'



Salvia ('Mystic Spires')



Salvia 'Victoria Blue'



Salvia yangii



Lythrum salicaria

PLANTING DESIGN GUIDELINES

PLANTING - MEDIAN 1

Trees



Cercis canadensis 'Forest Pansy'
Eastern Redbud



Amelanchier x *grandiflora*
'Autumn Brilliance' — Serviceberry



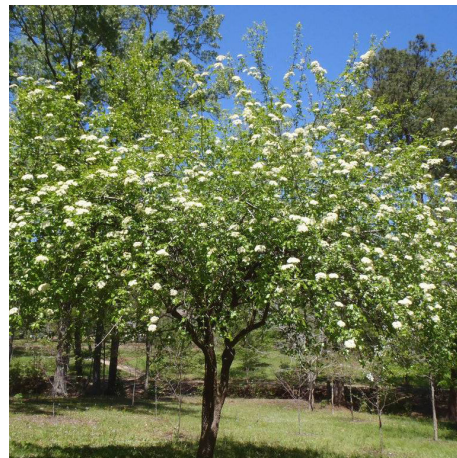
Magnolia grandiflora 'Little Gem'
Little Gem Magnolia



Ilex decidua
Possumhaw Holly



Myrica cerifera
Wax Myrtle



Viburnum rufidulum
Rusty Blackhaw



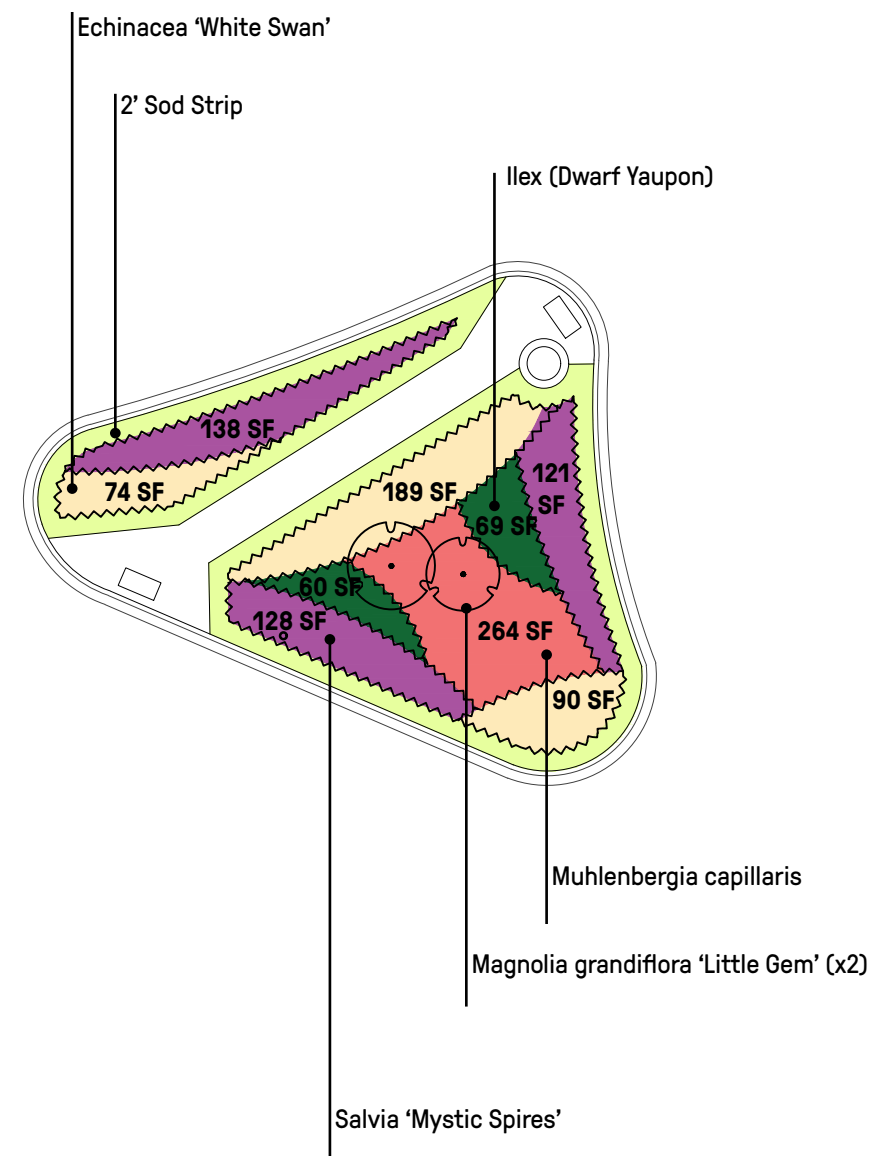
Cornus drumondii
Roughleaf Dogwood



Prunus mexicana
Mexican Plum

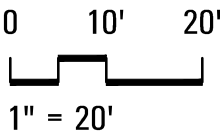
PLANTING DESIGN GUIDELINES

PLANTING - MEDIAN 1



3D VISUALIZATION

STREET MEDIAN PLANTING STUDY



PLANTING DESIGN GUIDELINES

PLANTING - MEDIAN 2 (ENTRY MONUMENT)

Inner Band



Panicum 'Northwind'



Baptisia australis



Lythrum salicaria



Ilex (Dwarf Yaupon)

Middle Band



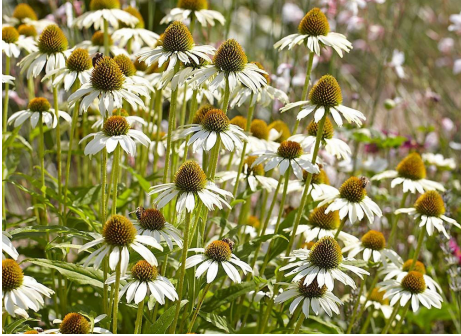
Salvia yangii



Muhlenbergia capillaris



Schizachyrium 'Standing Ovation'
(Little bluestem)



Echinacea 'White Swan'



Achillea 'Terracotta'

Outer Band



Salvia ('Mystic Spires')



Salvia 'Victoria Blue'



Asclepias tuberosa (Butterfly Weed)



Heuchera 'Caramel'



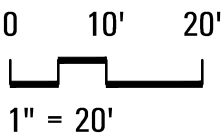
Liriope muscari

PLANTING DESIGN GUIDELINES

PLANTING - MEDIAN 2 (ENTRY MONUMENT)



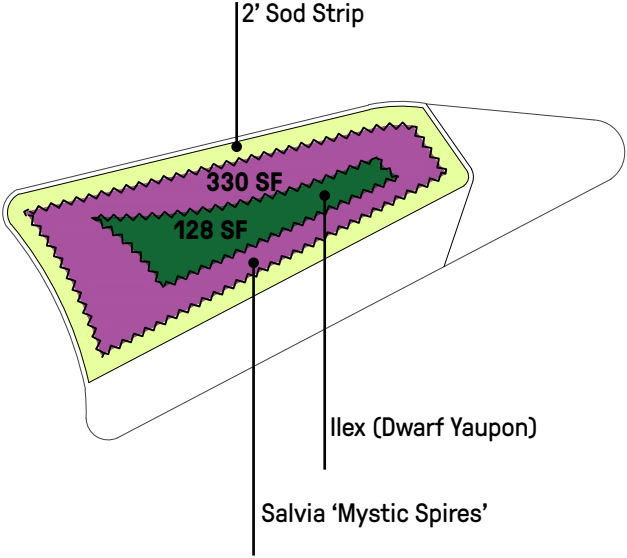
EXAMPLE PLANTING PLAN



3D VISUALIZATION

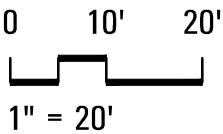
PLANTING DESIGN GUIDELINES

PLANTING - MEDIAN 2 (ENTRY MONUMENT)



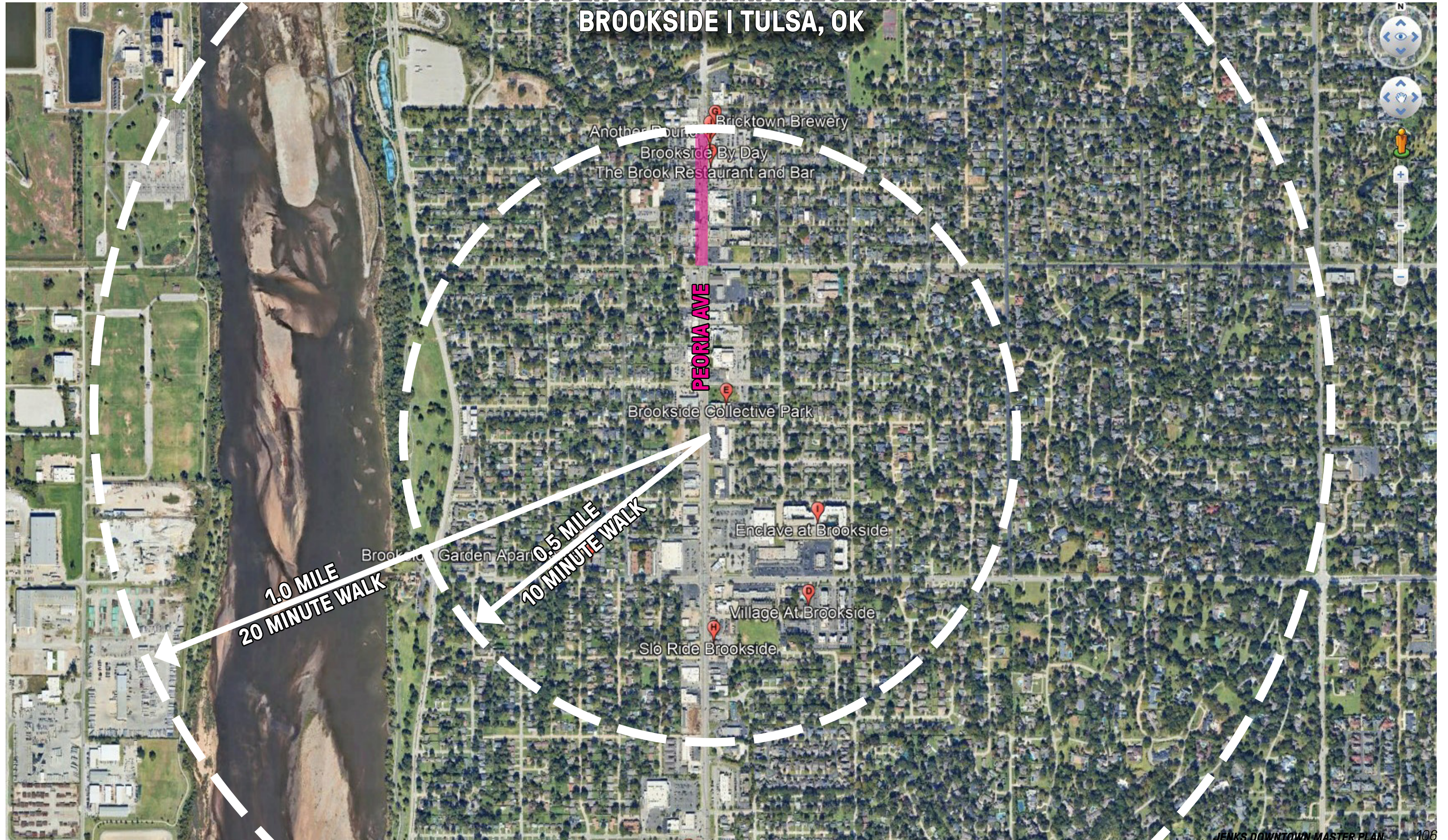
3D VISUALIZATION

EXAMPLE PLANTING PLAN



REFERENCE PROJECTS

STREETSCAPE PRECEDENTS
HUNDEN BENCHMARK PRECEDENTS
BROOKSIDE | TULSA, OK



STREETSCAPE PRECEDENTS

HUNDEN BENCHMARK PRECEDENTS

Right-of-Way: 80'

Building Face to Building Face: 80'

NOTE: SAME ROW DISTANCE AS JENKS



STREETSCAPE PRECEDENTS
HUNDEN BENCHMARK PRECEDENTS
BENTONVILLE DOWNTOWN SQUARE | BENTONVILLE, AR



STREETSCAPE PRECEDENTS
HUNDEN BENCHMARK PRECEDENTS

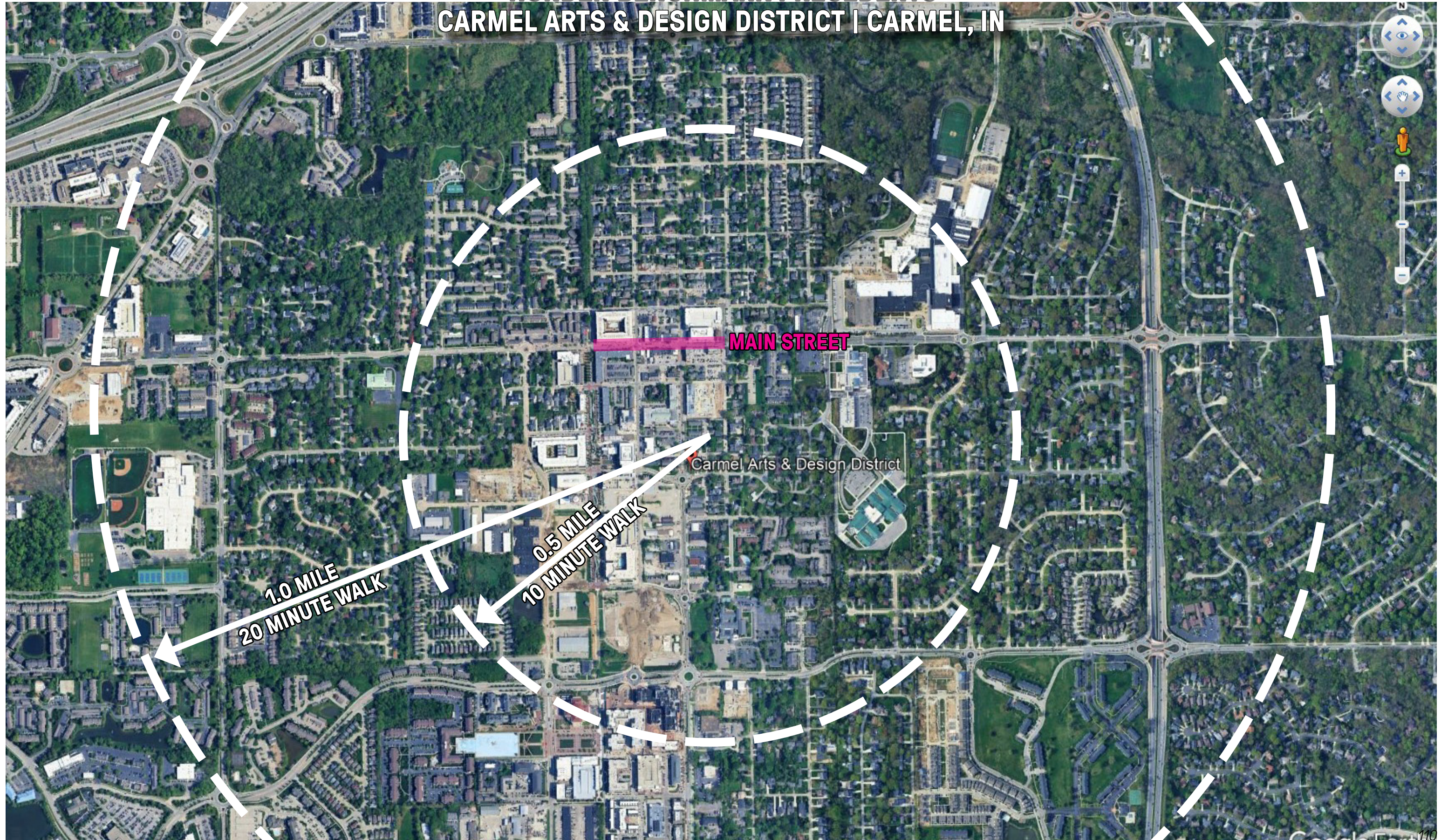
Right-of-Way: 65'
View at Downtown Square

NOTE: EVENT ACCOMMODATION



BENTONVILLE DOWNTOWN SQUARE | BENTONVILLE, AR

STREETSCAPE PRECEDENTS
HUNDEN BENCHMARK PRECEDENTS
CARMEL ARTS & DESIGN DISTRICT | CARMEL, IN



STREETSCAPE PRECEDENTS

HUNDEN BENCHMARK PRECEDENTS

Right-of-Way: 65'

Building Face to Building Face: 65'

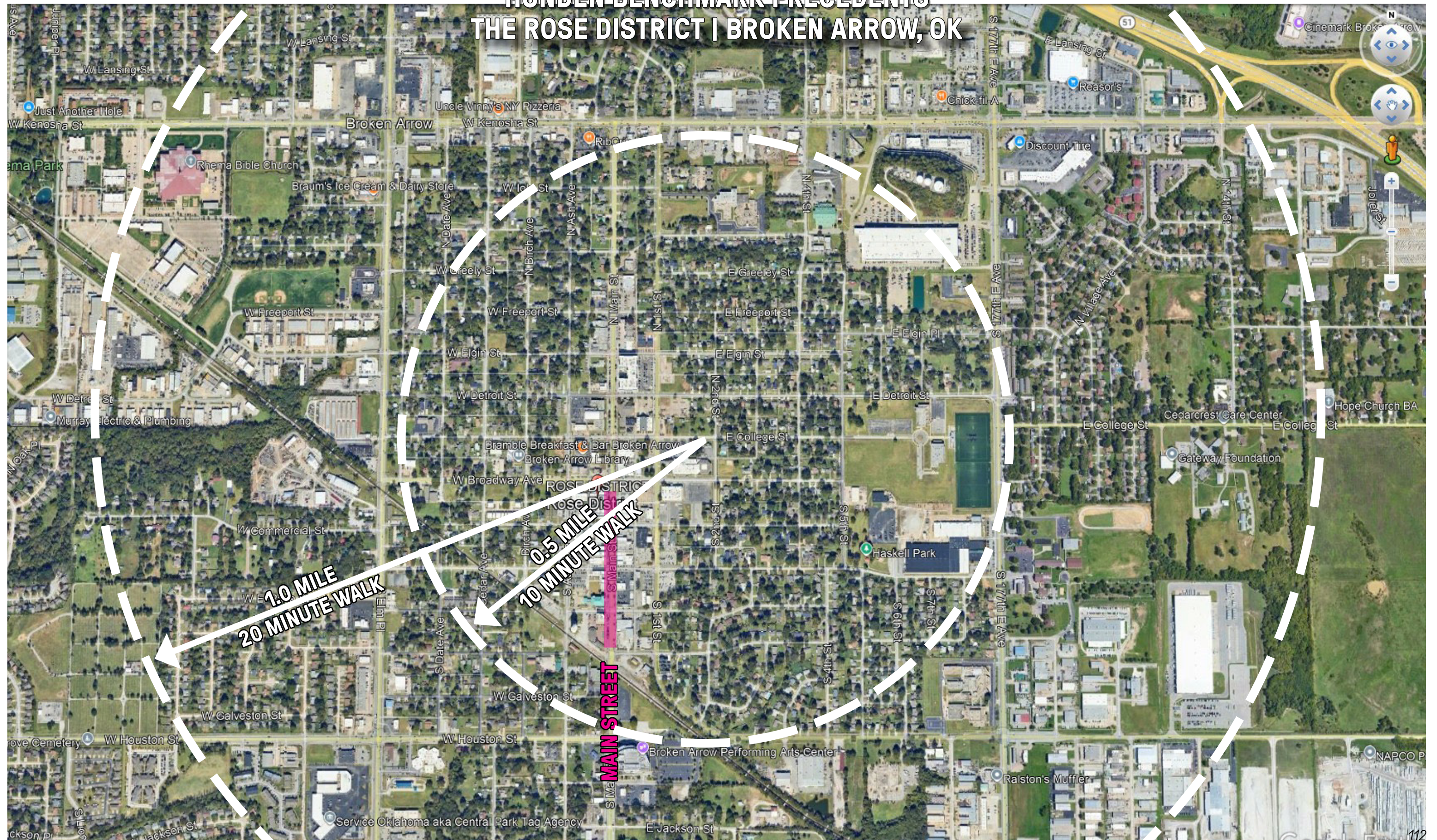
NOTE: BIKING INFRASTRUCTURE INTEGRATION



CARMEL ARTS & DESIGN DISTRICT | CARMEL, IN

Image capture: Oct 2024 © 2025 Google United States Terms Privacy Report a problem

STREETSCAPE PRECEDENTS
HUNDEN BENCHMARK PRECEDENTS
THE ROSE DISTRICT | BROKEN ARROW, OK



STREETSCAPE PRECEDENTS

HUNDEN BENCHMARK PRECEDENTS

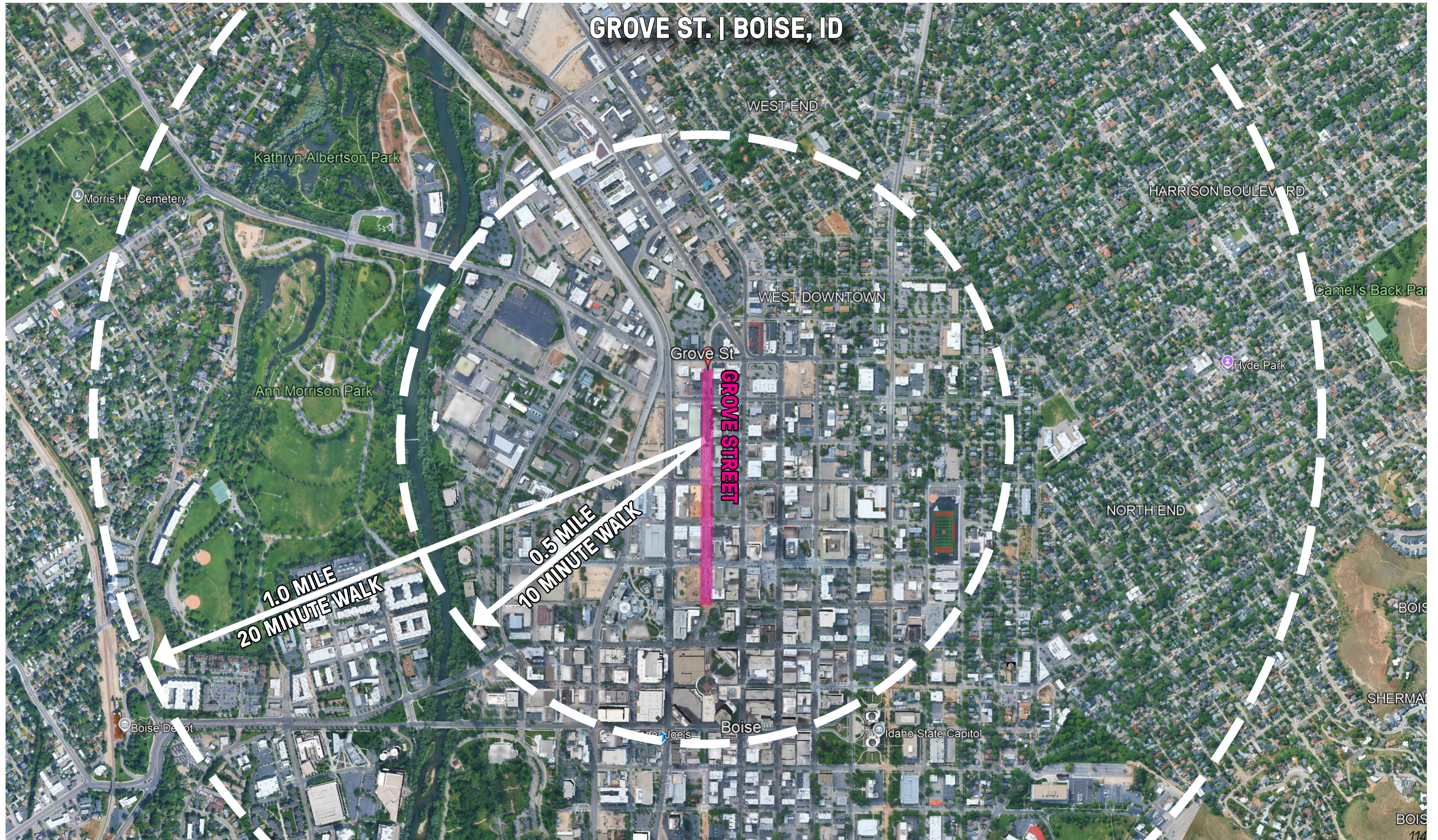
Right-of-Way: 100'

Building Face to Building Face: 100'

NOTE: PLANTING + PEDESTRIAN SAFETY



STREETSCAPE PRECEDENTS



STREETSCAPE PRECEDENTS

GROVE ST. | BOISE, ID

Right-of-Way: 80'



STREETSCAPE PRECEDENTS
GROVE ST. | BOISE, ID
HIGH-DENSITY, ZERO LOT LINE BUILDING FACADES ALONG STREET



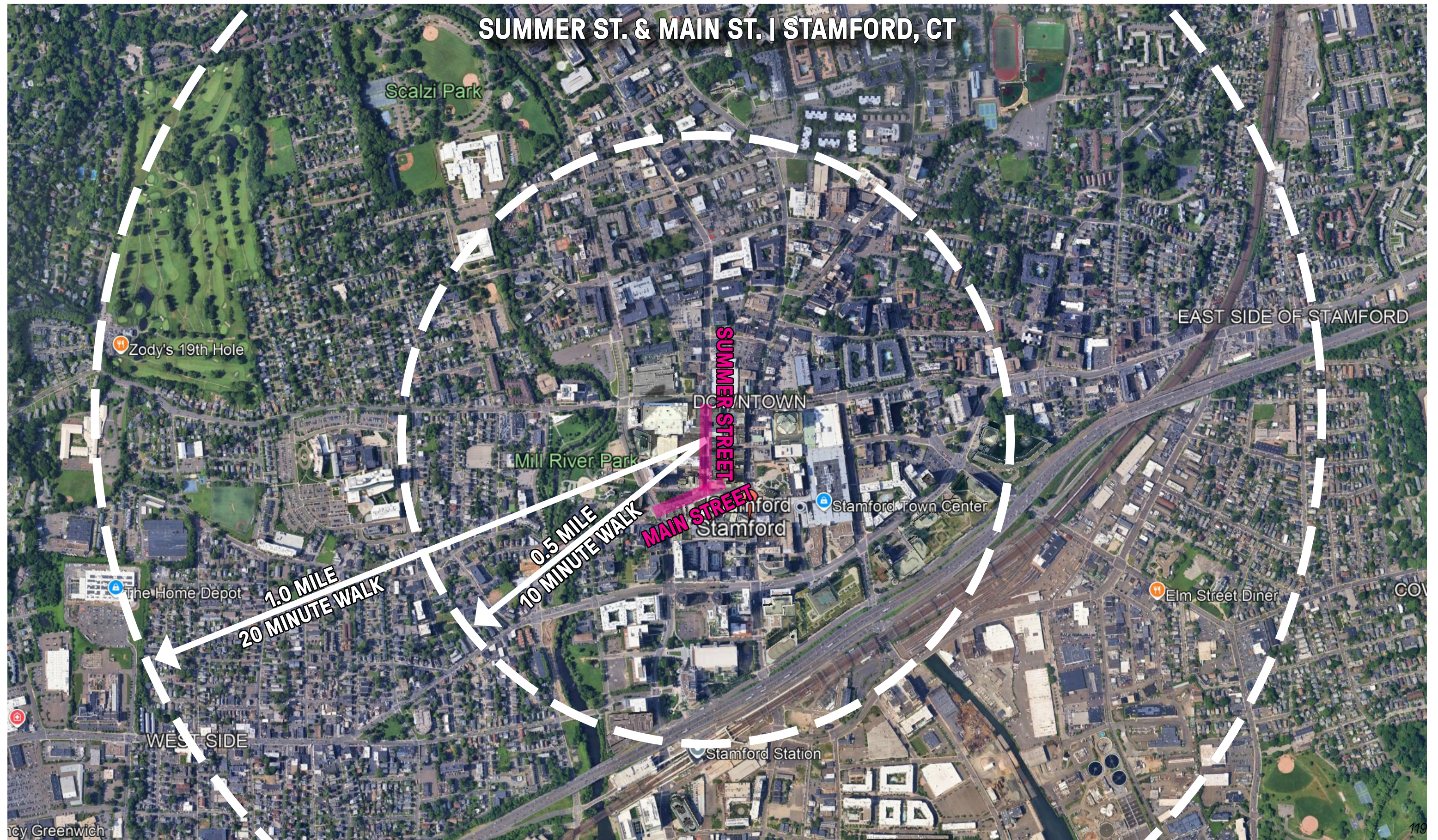
STREETSCAPE PRECEDENTS
GROVE ST. | BOISE, ID
LOW-DENSITY, ZERO LOT LINE BUILDING FACADES ALONG STREET



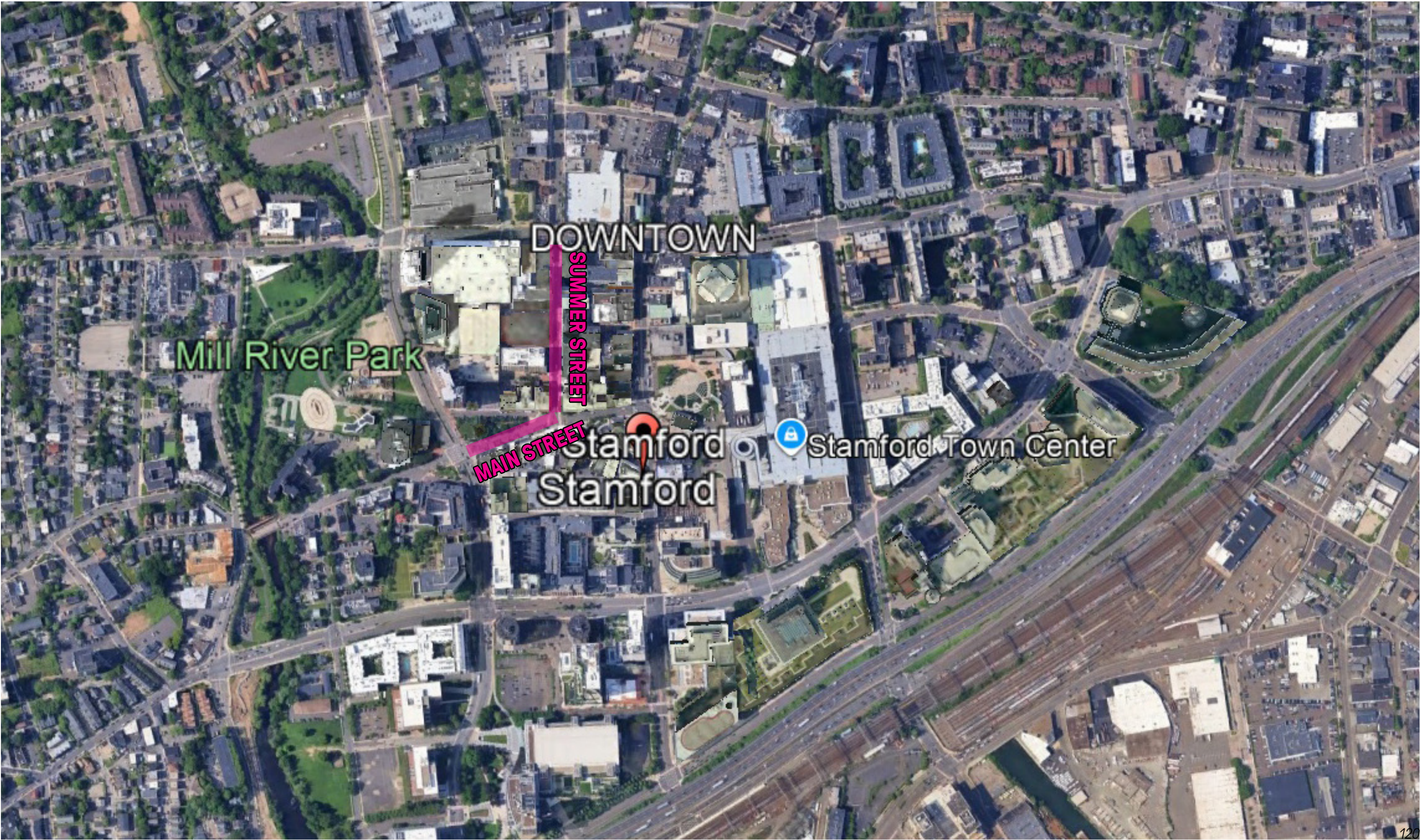
STREETSCAPE PRECEDENTS
GROVE ST. | BOISE, ID
LOW-DENSITY, BUILDING FACADE SET BACK FROM STREET



STREETSCAPE PRECEDENTS



STREETSCAPE PRECEDENTS



STREETSCAPE PRECEDENTS

SUMMER ST. | STAMFORD CT (2016)



STREETSCAPE PRECEDENTS

SUMMER ST. | STAMFORD CT (2019)



STREETSCAPE PRECEDENTS
SUMMER ST. | STAMFORD CT (2024)



STREETSCAPE PRECEDENTS

MAIN ST. | STAMFORD CT (SEASONAL ROAD CLOSURE)



STREETSCAPE PRECEDENTS
HUNDEN BENCHMARK PRECEDENTS
DOWNTOWN PADUCAH | PADUCAH, KY



STREETSCAPE PRECEDENTS

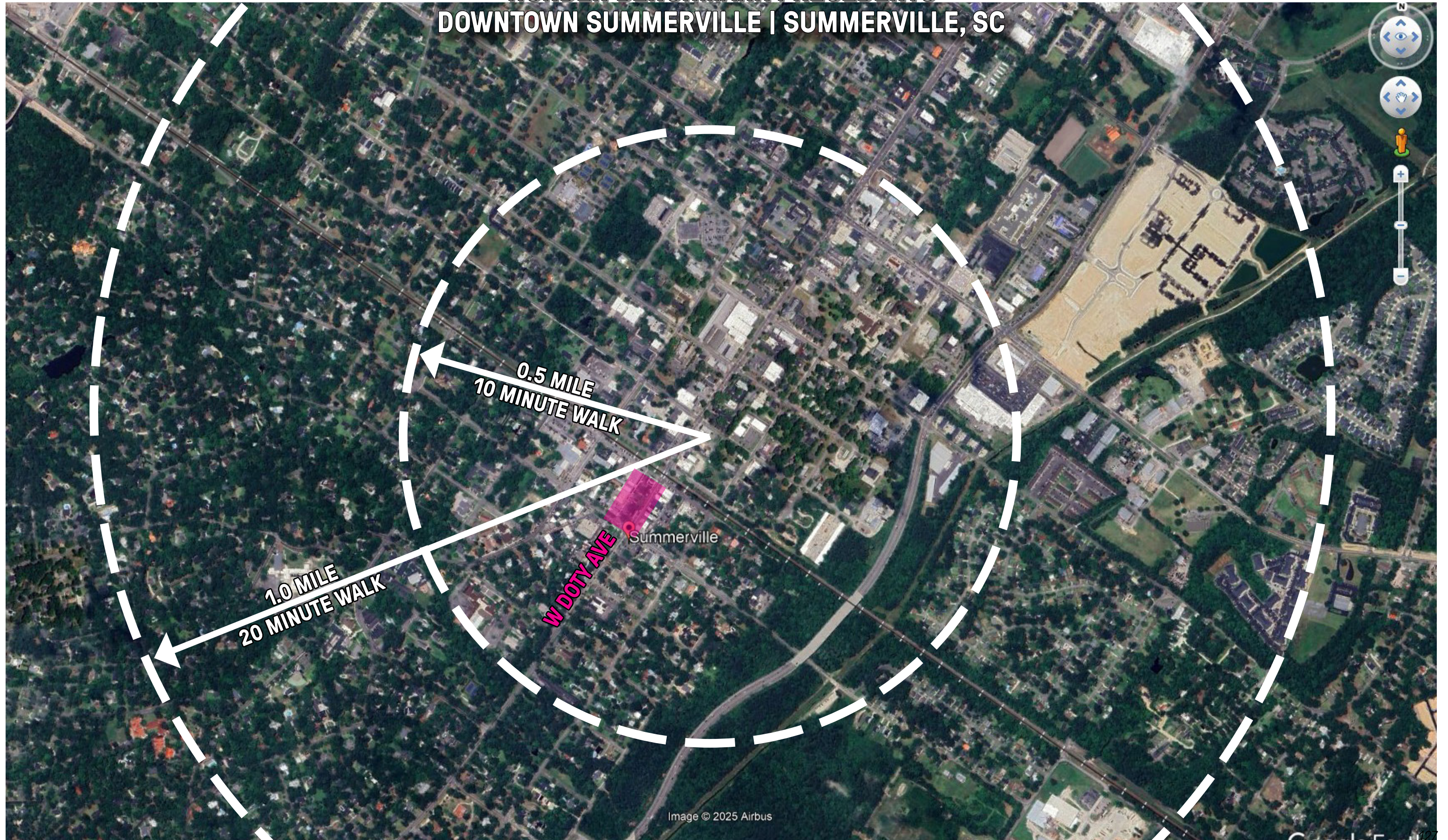
HUNDEN BENCHMARK PRECEDENTS

Right-of-Way: 65'

Building Face to Building Face: 65'



STREETSCAPE PRECEDENTS
HUNDEN BENCHMARK PRECEDENTS
DOWNTOWN SUMMERVILLE | SUMMERVILLE, SC



STREETSCAPE PRECEDENTS

HUNDEN BENCHMARK PRECEDENTS

Right-of-Way: 60'/65'/60'

Building Face to Building Face: 200'



STREETSCAPE PRECEDENTS

HUNDEN BENCHMARK PRECEDENTS

Right-of-Way: 60'/65'/60'

Building Face to Building Face: 200'



STREETSCAPE PRECEDENTS
HUNDEN BENCHMARK PRECEDENTS
THE WOODLANDS TOWN CENTER | THE WOODLANDS, TX

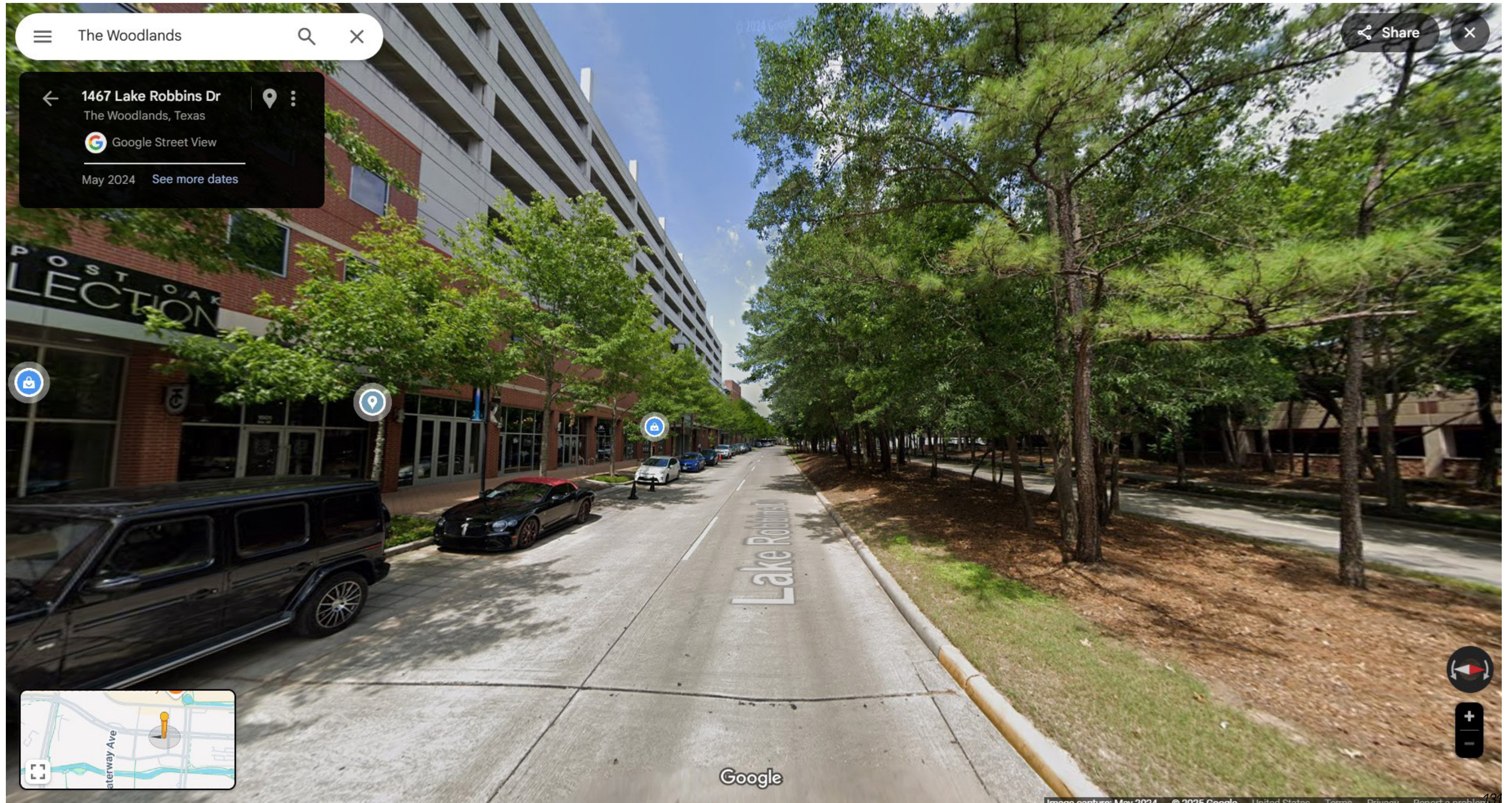


STREETSCAPE PRECEDENTS

HUNDEN BENCHMARK PRECEDENTS

Right-of-Way: **Varies**

Building Face to Building Face: **Varies**



STREETSCAPE PRECEDENTS

HUNDEN BENCHMARK PRECEDENTS

Right-of-Way: **Varies**

Building Face to Building Face: **Varies**



STREETSCAPE PRECEDENTS

HUNDEN BENCHMARK PRECEDENTS

Right-of-Way: **Varies**

Building Face to Building Face: **Varies**



STREETSCAPE PRECEDENTS
HUNDEN BENCHMARK PRECEDENTS
DOWNTOWN CHATTANOOGA | CHATTANOOGA, TN



STREETSCAPE PRECEDENTS

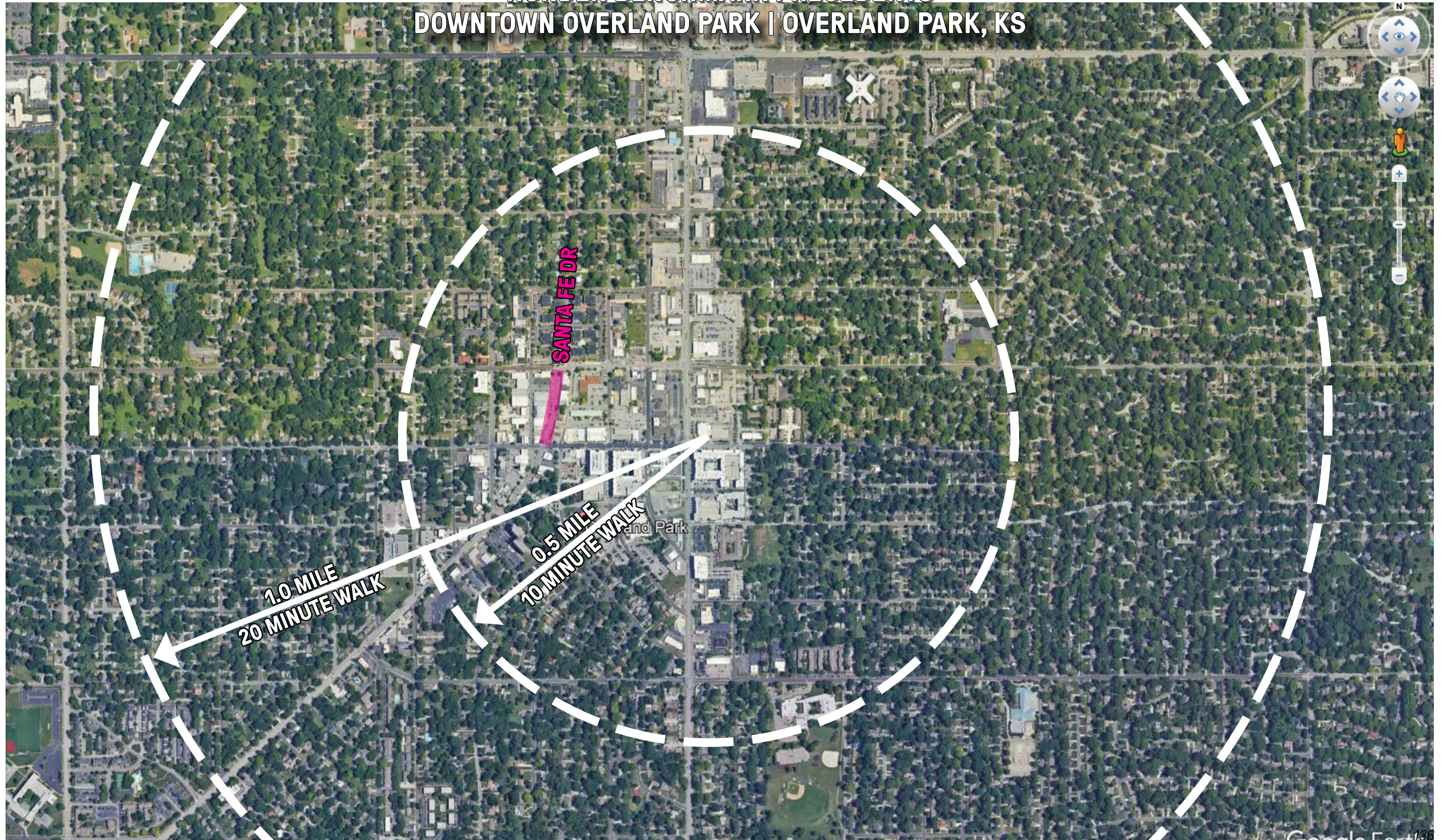
HUNDEN BENCHMARK PRECEDENTS

Right-of-Way: 120'

Building Face to Building Face: 120'



STREETSCAPE PRECEDENTS
HUNDEN BENCHMARK PRECEDENTS
DOWNTOWN OVERLAND PARK | OVERLAND PARK, KS



STREETSCAPE PRECEDENTS

HUNDEN BENCHMARK PRECEDENTS

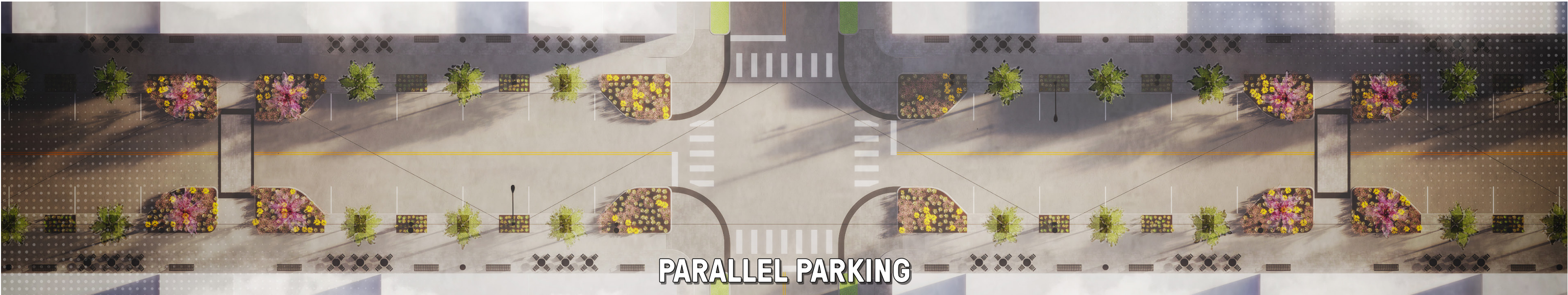
Right-of-Way: 65'

Building Face to Building Face: 75'



MAIN STREET - STREETScape OPTIONS

STREETSCAPE OPTIONS
MAIN ST. PARKING OPTIONS



STREETSCAPE OPTIONS
MAIN ST. PARKING OPTIONS



STREETSCAPE OPTIONS
MAIN ST. PARKING OPTIONS



PARALLEL PARKING

swa

STREETSCAPE OPTIONS

MAIN ST. PARKING OPTIONS



STREETSCAPE OPTIONS
CITIZENS' PARKING PREFERENCE



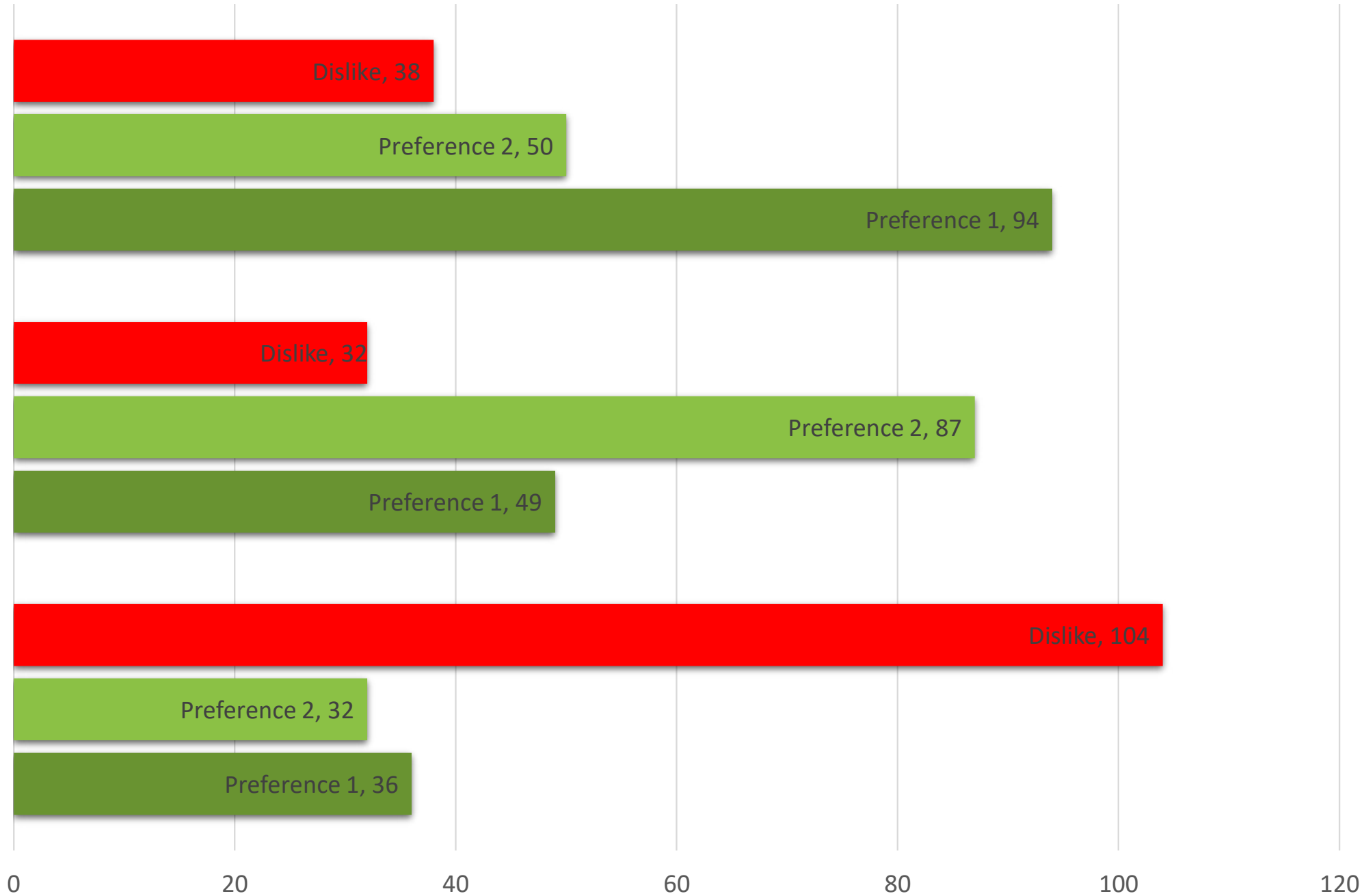
Option 03:
no parking



Option 02:
parallel parking



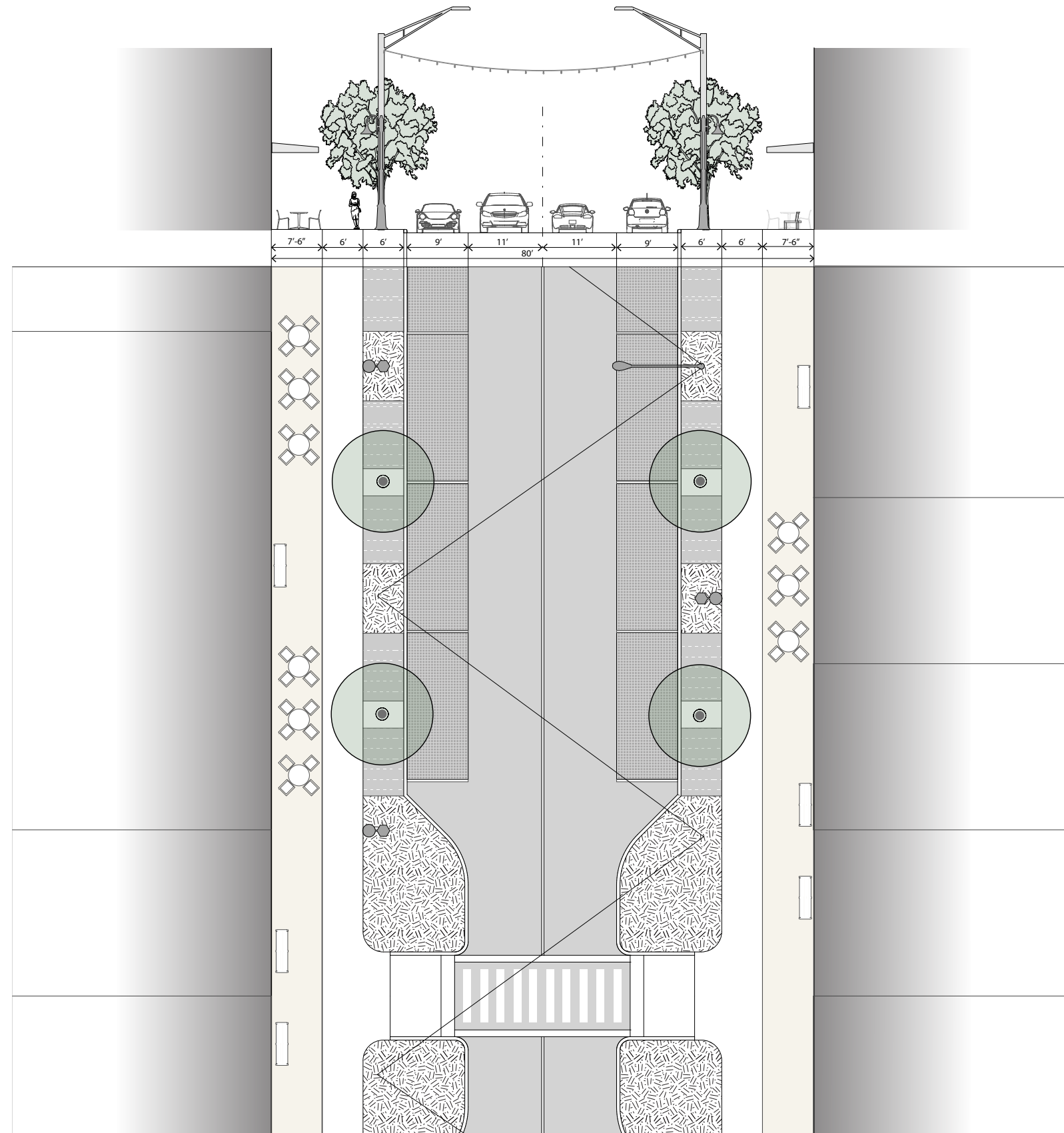
Option 01:
angled parking



STREETSCAPE OPTIONS

MAIN ST. PARKING OPTIONS

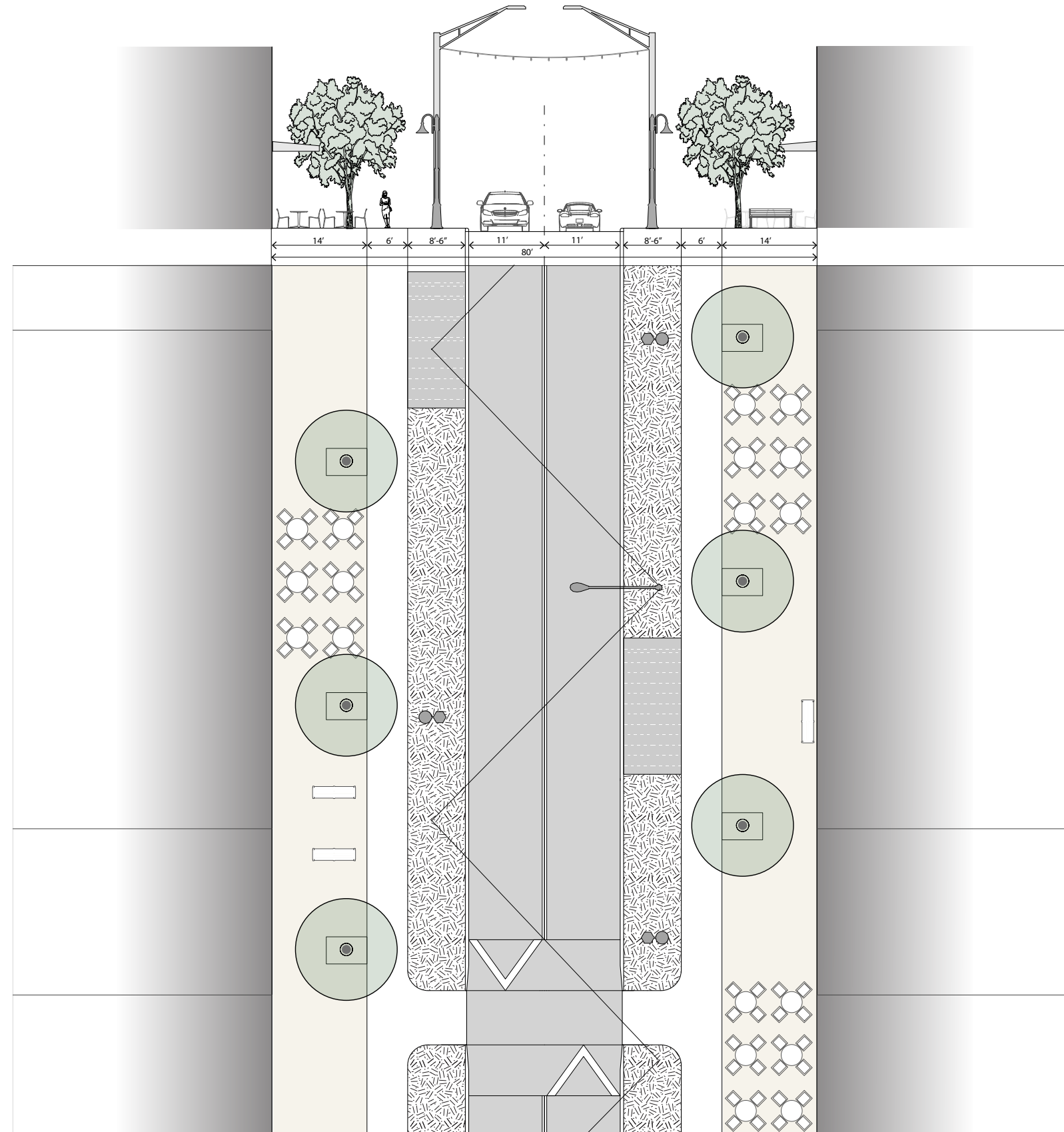
PARALLEL PARKING BOTH SIDES



STREETSCAPE OPTIONS

MAIN ST. PARKING OPTIONS

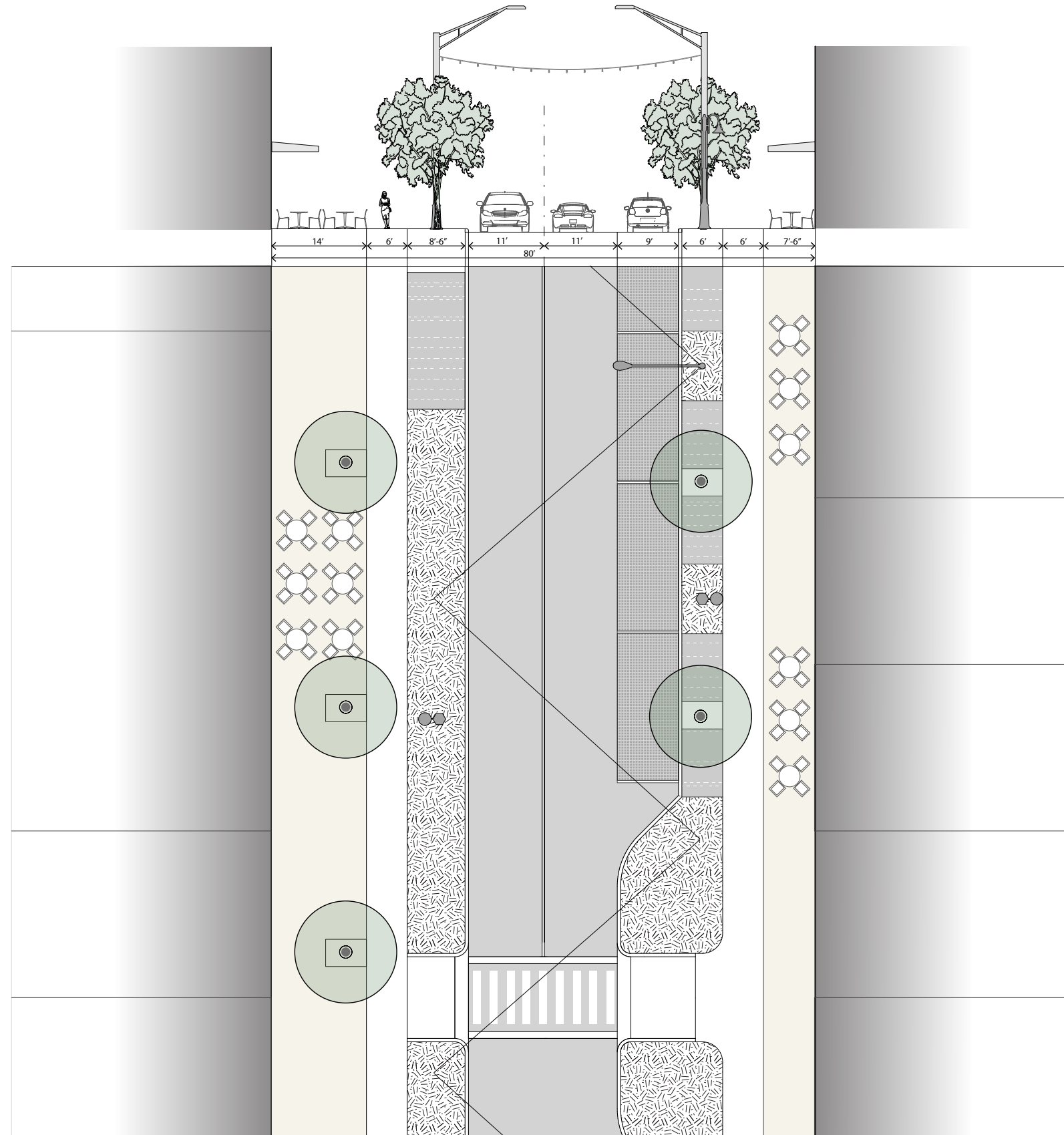
NO PARKING BOTH SIDES



STREETSCAPE OPTIONS

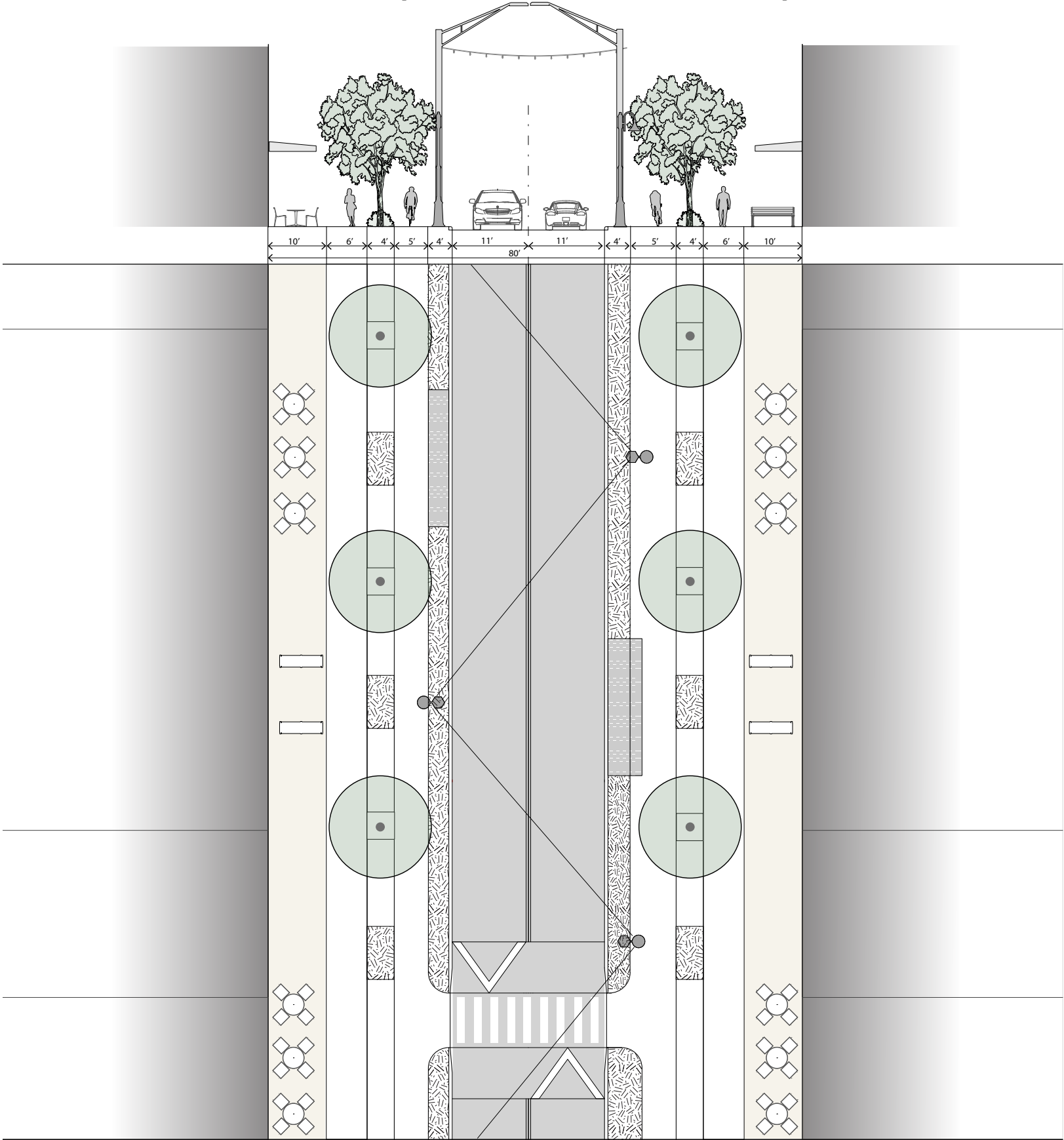
MAIN ST. PARKING OPTIONS

NO PARKING ONE SIDE, PARALLEL PARKING ONE SIDE



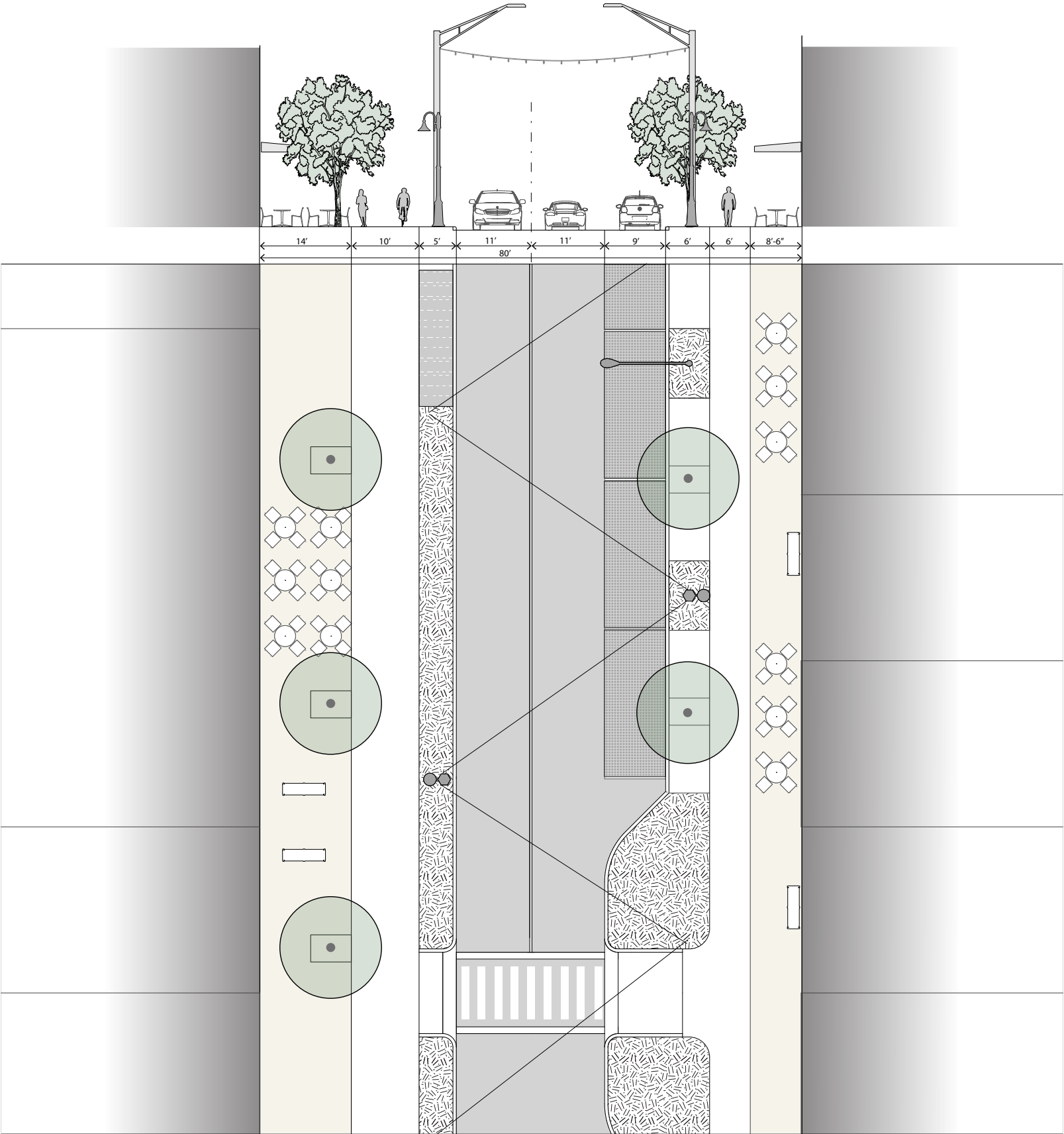
STREETSCAPE OPTIONS
MAIN ST. PARKING OPTIONS

5' BIKE LANE EACH DIRECTION, 6' CLEAR SIDEWALKS; NO PARALLEL PARKING



STREETSCAPE OPTIONS
MAIN ST. PARKING OPTIONS

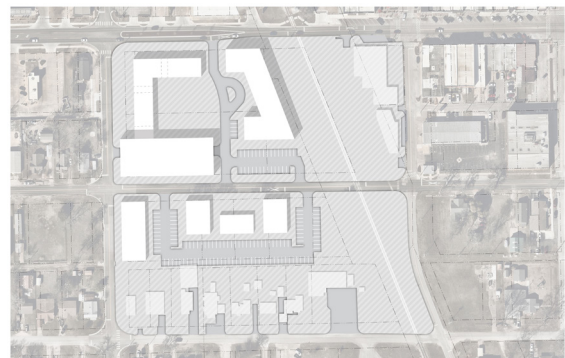
10'-WIDE SHARED-USE PATH ONE SIDE, 6' CLEAR SIDEWALK ONE SIDE; PARALLEL PARKING ONE SIDE



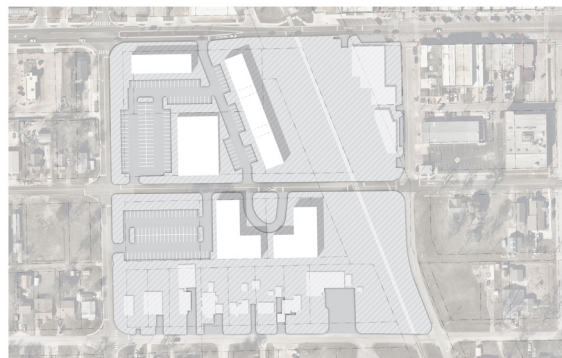
WEST GATEWAY LOT OPTIONS

WEST GATEWAY LOT OPTIONS
WEST GATEWAY BLOCKS LAYOUT RANKINGS

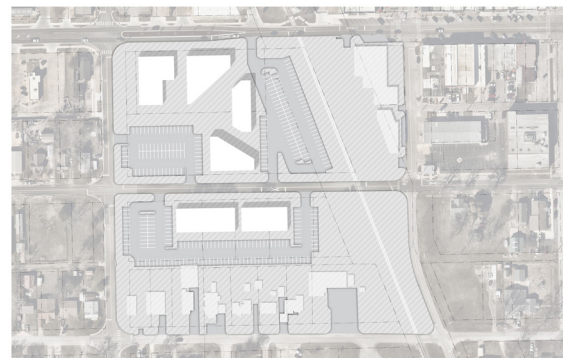
W GATEWAY BLOCKS
LAYOUT OPTION 01



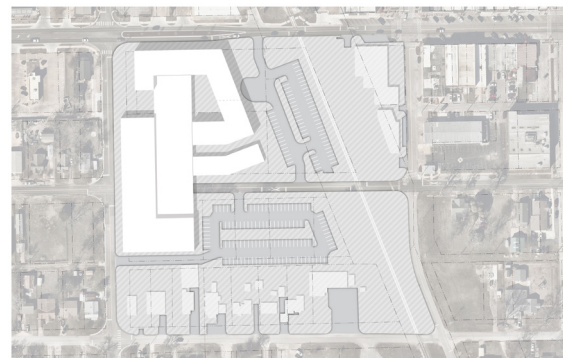
W GATEWAY BLOCKS
LAYOUT OPTION 02



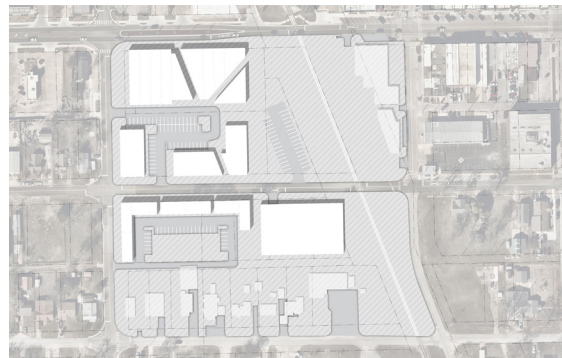
W GATEWAY BLOCKS
LAYOUT OPTION 03



W GATEWAY BLOCKS
LAYOUT OPTION 04



W GATEWAY BLOCKS
LAYOUT OPTION 05



33 /50 TOTAL SCORE

A SCORE OF 50/ 50 WOULD INDICATE THE
LAYOUT RANKS HIGHEST IN ALL CRITERIA

19 /50 TOTAL SCORE

A SCORE OF 50/ 50 WOULD INDICATE THE
LAYOUT RANKS HIGHEST IN ALL CRITERIA

34 /50 TOTAL SCORE

A SCORE OF 50/ 50 WOULD INDICATE THE
LAYOUT RANKS HIGHEST IN ALL CRITERIA

19 /50 TOTAL SCORE

A SCORE OF 50/ 50 WOULD INDICATE THE
LAYOUT RANKS HIGHEST IN ALL CRITERIA

45 /50 TOTAL SCORE

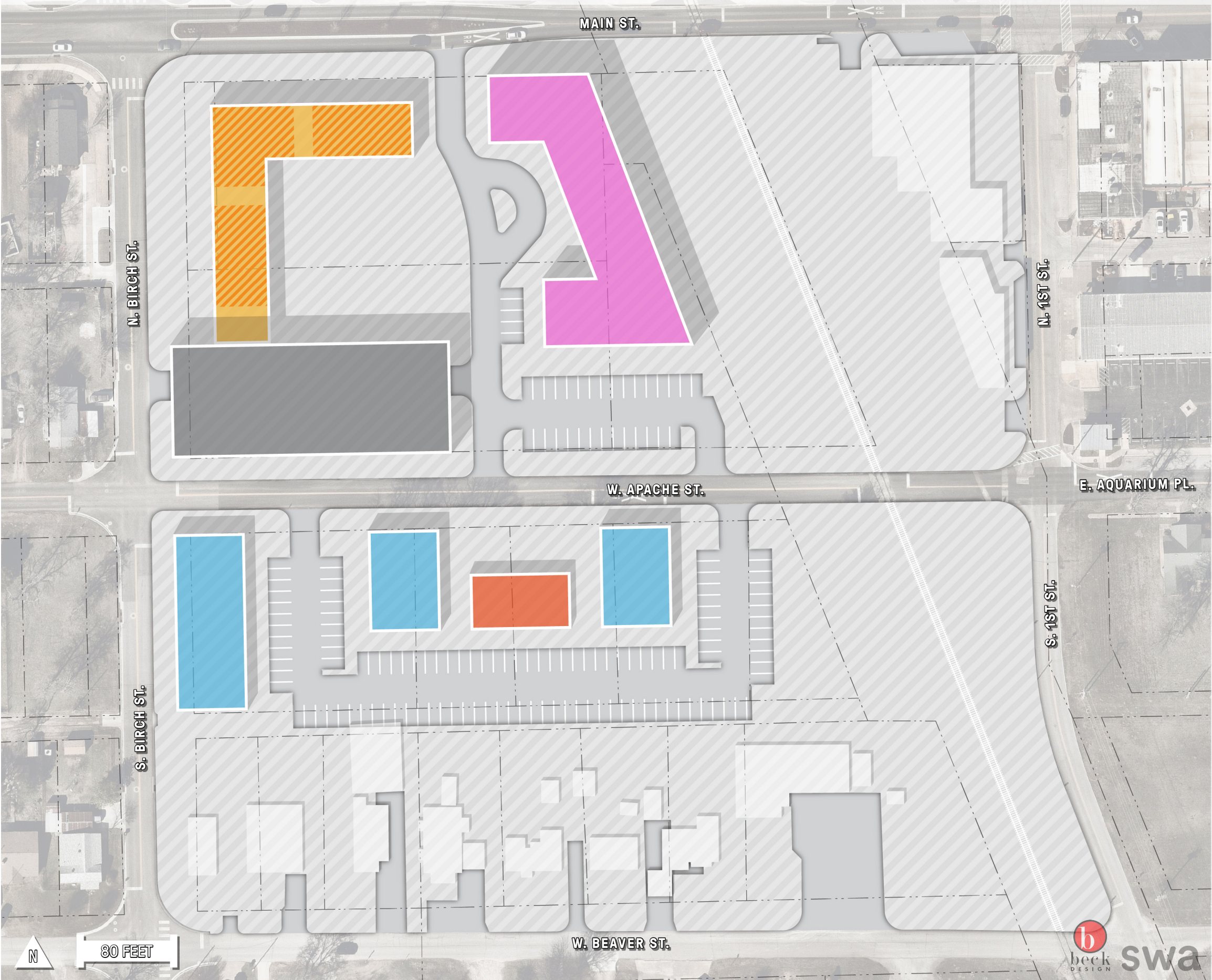
A SCORE OF 50/ 50 WOULD INDICATE THE
LAYOUT RANKS HIGHEST IN ALL CRITERIA

WEST GATEWAY LOT OPTIONS

WEST GATEWAY BLOCKS LAYOUT RANKINGS

W GATEWAY BLOCKS LAYOUT OPTION 01	W GATEWAY BLOCKS LAYOUT OPTION 02	W GATEWAY BLOCKS LAYOUT OPTION 03	W GATEWAY BLOCKS LAYOUT OPTION 04	W GATEWAY BLOCKS LAYOUT OPTION 05
DESIRABILITY INDEX	DESIRABILITY INDEX	DESIRABILITY INDEX	DESIRABILITY INDEX	DESIRABILITY INDEX
4 / 5 STREET EDGE CHARACTER <i>QUALITY & CONTINUITY OF BUILDING FACADES</i>	2 / 5 STREET EDGE CHARACTER <i>QUALITY & CONTINUITY OF BUILDING FACADES</i>	3 / 5 STREET EDGE CHARACTER <i>QUALITY & CONTINUITY OF BUILDING FACADES</i>	1 / 5 STREET EDGE CHARACTER <i>QUALITY & CONTINUITY OF BUILDING FACADES</i>	5 / 5 STREET EDGE CHARACTER <i>QUALITY & CONTINUITY OF BUILDING FACADES</i>
4 / 5 INTERIOR SPATIAL DEFINITION <i>OUTDOOR ROOMS CREATED BY BUILDING EDGES</i>	1 / 5 INTERIOR SPATIAL DEFINITION <i>OUTDOOR ROOMS CREATED BY BUILDING EDGES</i>	5 / 5 INTERIOR SPATIAL DEFINITION <i>OUTDOOR ROOMS CREATED BY BUILDING EDGES</i>	2 / 5 INTERIOR SPATIAL DEFINITION <i>OUTDOOR ROOMS CREATED BY BUILDING EDGES</i>	3 / 5 INTERIOR SPATIAL DEFINITION <i>OUTDOOR ROOMS CREATED BY BUILDING EDGES</i>
3 / 5 VARIETY OF SPATIAL TYPES <i>PLAZAS, PROMENADES, ALLYES, OPEN SPACE, ETC.</i>	2 / 5 VARIETY OF SPATIAL TYPES <i>PLAZAS, PROMENADES, ALLYES, OPEN SPACE, ETC.</i>	4 / 5 VARIETY OF SPATIAL TYPES <i>PLAZAS, PROMENADES, ALLYES, OPEN SPACE, ETC.</i>	1 / 5 VARIETY OF SPATIAL TYPES <i>PLAZAS, PROMENADES, ALLYES, OPEN SPACE, ETC.</i>	5 / 5 VARIETY OF SPATIAL TYPES <i>PLAZAS, PROMENADES, ALLYES, OPEN SPACE, ETC.</i>
3 / 5 SCALE OF DEVELOPMENT <i>RELATIVE TO EXISTING MAIN ST. CHARACTER</i>	2 / 5 SCALE OF DEVELOPMENT <i>RELATIVE TO EXISTING MAIN ST. CHARACTER</i>	4 / 5 SCALE OF DEVELOPMENT <i>RELATIVE TO EXISTING MAIN ST. CHARACTER</i>	1 / 5 SCALE OF DEVELOPMENT <i>RELATIVE TO EXISTING MAIN ST. CHARACTER</i>	5 / 5 SCALE OF DEVELOPMENT <i>RELATIVE TO EXISTING MAIN ST. CHARACTER</i>
3 / 5 CIRCULATION INTEGRATION <i>PERMEABILITY WITHIN EXISTING NETWORKS</i>	2 / 5 CIRCULATION INTEGRATION <i>PERMEABILITY WITHIN EXISTING NETWORKS</i>	4 / 5 CIRCULATION INTEGRATION <i>PERMEABILITY WITHIN EXISTING NETWORKS</i>	1 / 5 CIRCULATION INTEGRATION <i>PERMEABILITY WITHIN EXISTING NETWORKS</i>	5 / 5 CIRCULATION INTEGRATION <i>PERMEABILITY WITHIN EXISTING NETWORKS</i>
4 / 5 DENSITY OF PARKING <i>SURFACE VS. STRUCTURE PARKING IMPLICATIONS</i>	2 / 5 DENSITY OF PARKING <i>SURFACE VS. STRUCTURE PARKING IMPLICATIONS</i>	1 / 5 DENSITY OF PARKING <i>SURFACE VS. STRUCTURE PARKING IMPLICATIONS</i>	3 / 5 DENSITY OF PARKING <i>SURFACE VS. STRUCTURE PARKING IMPLICATIONS</i>	5 / 5 DENSITY OF PARKING <i>SURFACE VS. STRUCTURE PARKING IMPLICATIONS</i>
3 / 5 PEDESTRIAN SAFETY <i>MINIMIZING PEDESTRIAN & VEHICULAR CONFLICTS</i>	1 / 5 PEDESTRIAN SAFETY <i>MINIMIZING PEDESTRIAN & VEHICULAR CONFLICTS</i>	4 / 5 PEDESTRIAN SAFETY <i>MINIMIZING PEDESTRIAN & VEHICULAR CONFLICTS</i>	5 / 5 PEDESTRIAN SAFETY <i>MINIMIZING PEDESTRIAN & VEHICULAR CONFLICTS</i>	2 / 5 PEDESTRIAN SAFETY <i>MINIMIZING PEDESTRIAN & VEHICULAR CONFLICTS</i>
3 / 5 DAYLIGHT & SHADOWS <i>ABILITY TO FACILITATE PROTECTION FROM SUN</i>	2 / 5 DAYLIGHT & SHADOWS <i>ABILITY TO FACILITATE PROTECTION FROM SUN</i>	4 / 5 DAYLIGHT & SHADOWS <i>ABILITY TO FACILITATE PROTECTION FROM SUN</i>	1 / 5 DAYLIGHT & SHADOWS <i>ABILITY TO FACILITATE PROTECTION FROM SUN</i>	5 / 5 DAYLIGHT & SHADOWS <i>ABILITY TO FACILITATE PROTECTION FROM SUN</i>
2 / 5 BUFFER FROM RAILROAD <i>SCREENING OF RAILROAD NOISE & VISUAL POLLUTION</i>	3 / 5 BUFFER FROM RAILROAD <i>SCREENING OF RAILROAD NOISE & VISUAL POLLUTION</i>	4 / 5 BUFFER FROM RAILROAD <i>SCREENING OF RAILROAD NOISE & VISUAL POLLUTION</i>	1 / 5 BUFFER FROM RAILROAD <i>SCREENING OF RAILROAD NOISE & VISUAL POLLUTION</i>	5 / 5 BUFFER FROM RAILROAD <i>SCREENING OF RAILROAD NOISE & VISUAL POLLUTION</i>
4 / 5 PERVIOUS COVER <i>MAXIMIZING PERMEABILITY & MITIGATING RUNOFF</i>	2 / 5 PERVIOUS COVER <i>MAXIMIZING PERMEABILITY & MITIGATING RUNOFF</i>	1 / 5 PERVIOUS COVER <i>MAXIMIZING PERMEABILITY & MITIGATING RUNOFF</i>	3 / 5 PERVIOUS COVER <i>MAXIMIZING PERMEABILITY & MITIGATING RUNOFF</i>	5 / 5 PERVIOUS COVER <i>MAXIMIZING PERMEABILITY & MITIGATING RUNOFF</i>
33 / 50 TOTAL SCORE <i>A SCORE OF 50/ 50 WOULD INDICATE THE LAYOUT RANKS HIGHEST IN ALL CRITERIA</i>	19 / 50 TOTAL SCORE <i>A SCORE OF 50/ 50 WOULD INDICATE THE LAYOUT RANKS HIGHEST IN ALL CRITERIA</i>	34 / 50 TOTAL SCORE <i>A SCORE OF 50/ 50 WOULD INDICATE THE LAYOUT RANKS HIGHEST IN ALL CRITERIA</i>	19 / 50 TOTAL SCORE <i>A SCORE OF 50/ 50 WOULD INDICATE THE LAYOUT RANKS HIGHEST IN ALL CRITERIA</i>	45 / 50 TOTAL SCORE <i>A SCORE OF 50/ 50 WOULD INDICATE THE LAYOUT RANKS HIGHEST IN ALL CRITERIA</i>

WEST GATEWAY LOT OPTIONS



**W GATEWAY BLOCKS
LAYOUT OPTION 01**

BUILDING USAGE METRICS

	GFA	GLA
RETAIL	14,400 SF	10,800 SF
RESIDENTIAL	27,467 SF	20,600 SF
OFFICE	51,333 SF	38,500 SF
HOTEL	87,333 SF	65,500 SF

PARKING METRICS

	STALLS
SURFACE LOT PARKING	148
STRUCTURE PARKING	225
TOTAL PARKING	373

WEST GATEWAY LOT OPTIONS

JENKS DOWNTOWN MASTERPLAN	GLA (Sq. Ft.)	GFA (Sq. Ft.)	Stories / Floor	Avg. Floor Plate (Sq. Ft.)	Number of Units	Parking Ratio	Parking Req	% of Recommendation
<u>Library Lot Mix 1</u>								
Office	38,500	51,333						77%
Office 1 (Build-to-Suit/ Remodel)	12,000	16,000	2	8,000	-	1 per 300	53.33	
Office 2 (Build-to-Suit/ Remodel)	6,500	8,667	2	4,333	-	1 per 300	28.89	
Office 3 (Build-to-Suit/ Remodel)	6,500	8,667	2	4,333	-	1 per 300	28.89	
Retail	10,800	14,400						27%
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split	2,700	3,600	1	3,600	-	1 per 200	18.00	
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split	2,700	3,600	1	3,600	-	1 per 200	18.00	
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split	2,700	3,600	1	3,600	-	1 per 200	18.00	
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split	2,700	3,600	1	3,600	-	1 per 200	18.00	
Residential	20,600	27,467						10%
Multifamily	20,600	27,467	2	13,733	30	2	60.00	
Hotel (Boutique)	65,500	87,333						100%
Hotel	65,500	87,333	5	17,467	80	1 per Room + Staff	100	
Total Required Parking (for above)							343	
Street Parking								
Surface Parking							148	
Garage 5 story							225	
Total							30	

WEST GATEWAY LOT OPTIONS

W GATEWAY BLOCKS
LAYOUT OPTION 01

DESIRABILITY INDEX

- 4 / 5

STREET EDGE CHARACTER
*QUALITY & CONTINUITY
OF BUILDING FACADES*
- 4 / 5

INTERIOR SPATIAL DEFINITION
*OUTDOOR ROOMS CREATED
BY BUILDING EDGES*
- 3 / 5

VARIETY OF SPATIAL TYPES
*PLAZAS, PROMENADES,
ALLEYS, OPEN SPACE, ETC.*
- 3 / 5

SCALE OF DEVELOPMENT
*RELATIVE TO EXISTING
MAIN ST. CHARACTER*
- 3 / 5

CIRCULATION INTEGRATION
*PERMEABILITY WITHIN
EXISTING NETWORKS*
- 4 / 5

DENSITY OF PARKING
*SURFACE VS. STRUCTURE
PARKING IMPLICATIONS*
- 3 / 5

PEDESTRIAN SAFETY
*MINIMIZING PEDESTRIAN
& VEHICULAR CONFLICTS*
- 3 / 5

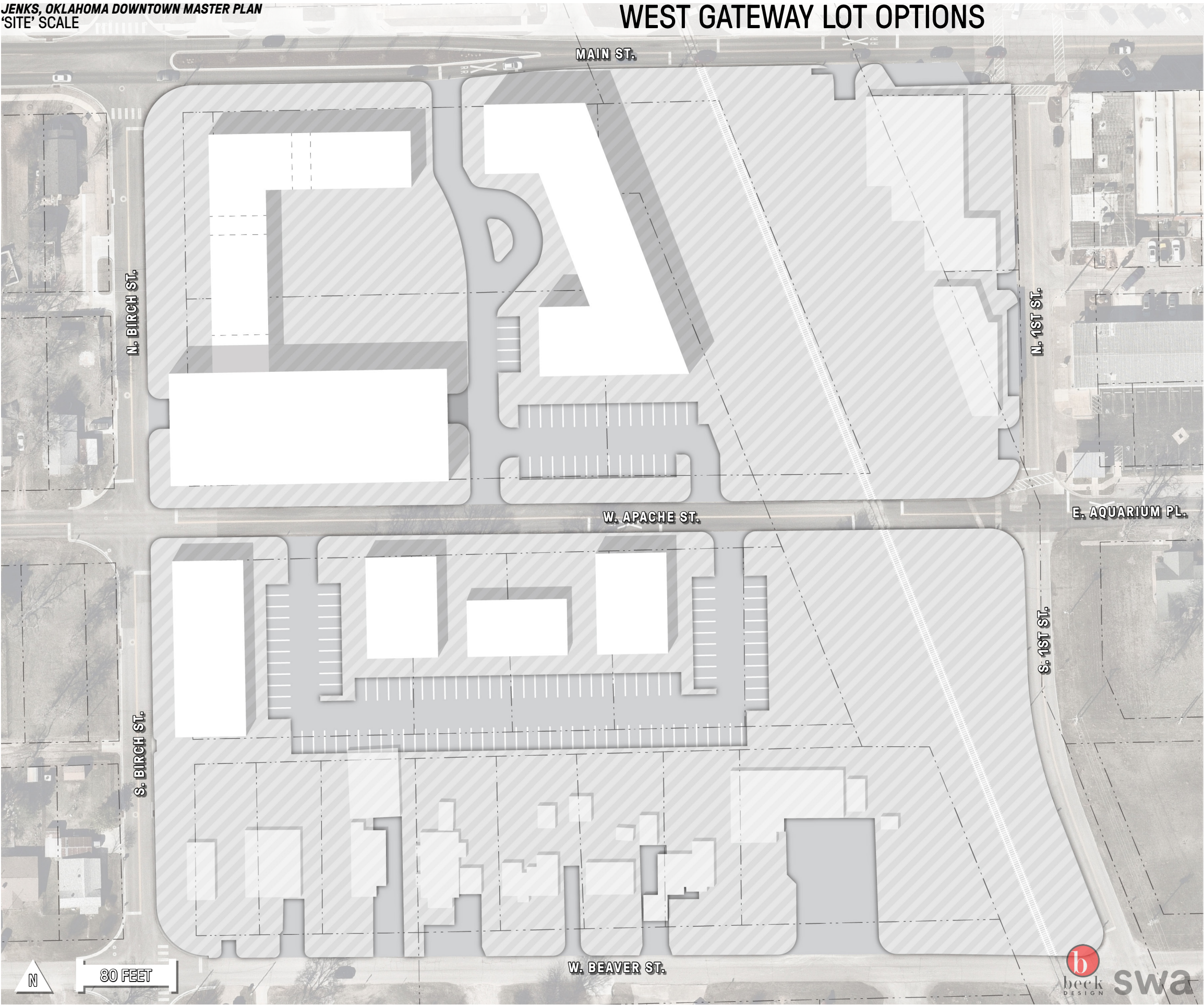
DAYLIGHT & SHADOWS
*ABILITY TO FACILITATE
PROTECTION FROM SUN*
- 2 / 5

BUFFER FROM RAILROAD
*SCREENING OF RAILROAD
NOISE & VISUAL POLLUTION*
- 4 / 5

PERVIOUS COVER
*MAXIMIZING PERMEABILITY
& MITIGATING RUNOFF*

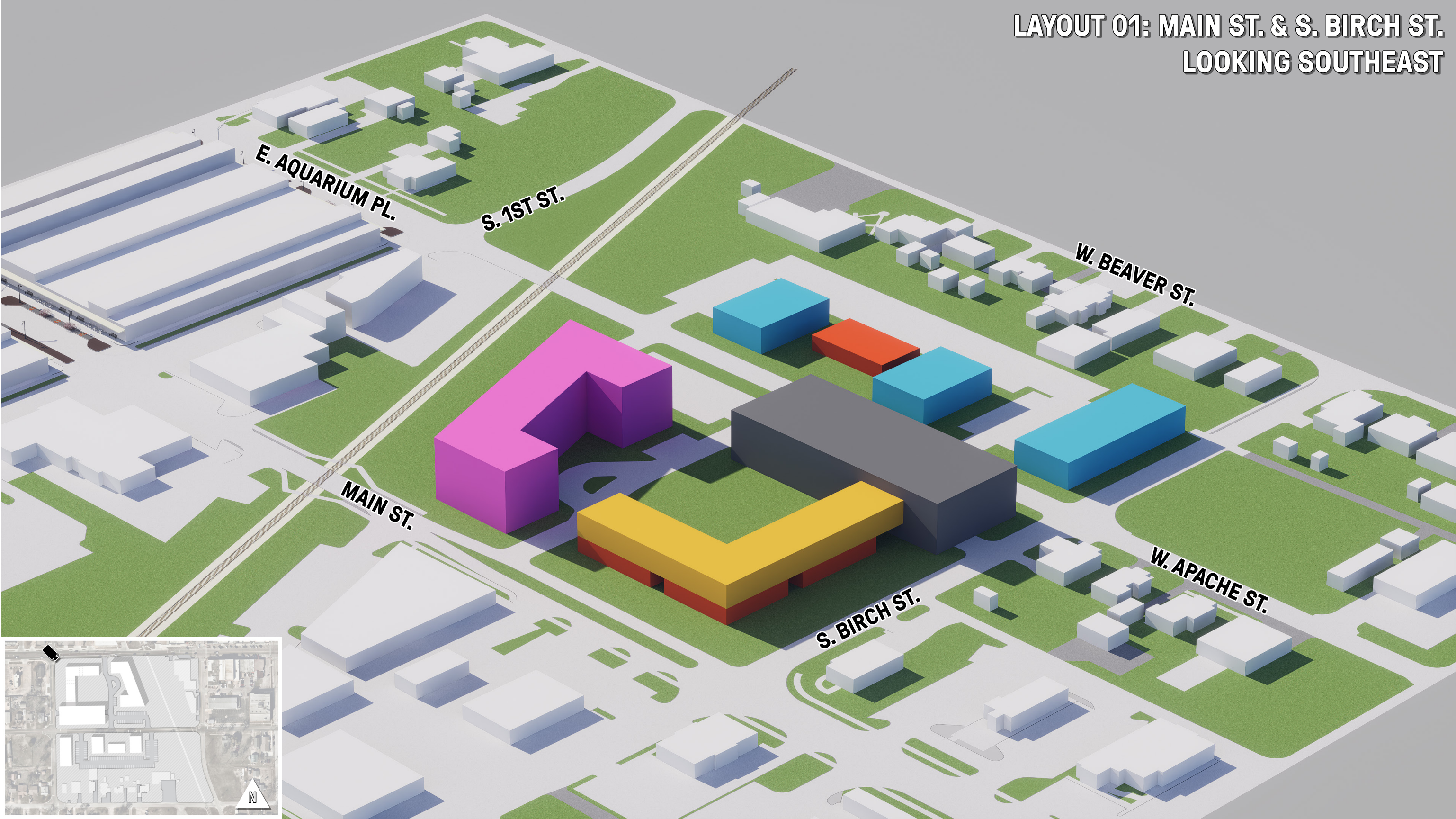
33 / 50 TOTAL SCORE

A SCORE OF 50/ 50 WOULD INDICATE THE
LAYOUT RANKS HIGHEST IN ALL CRITERIA

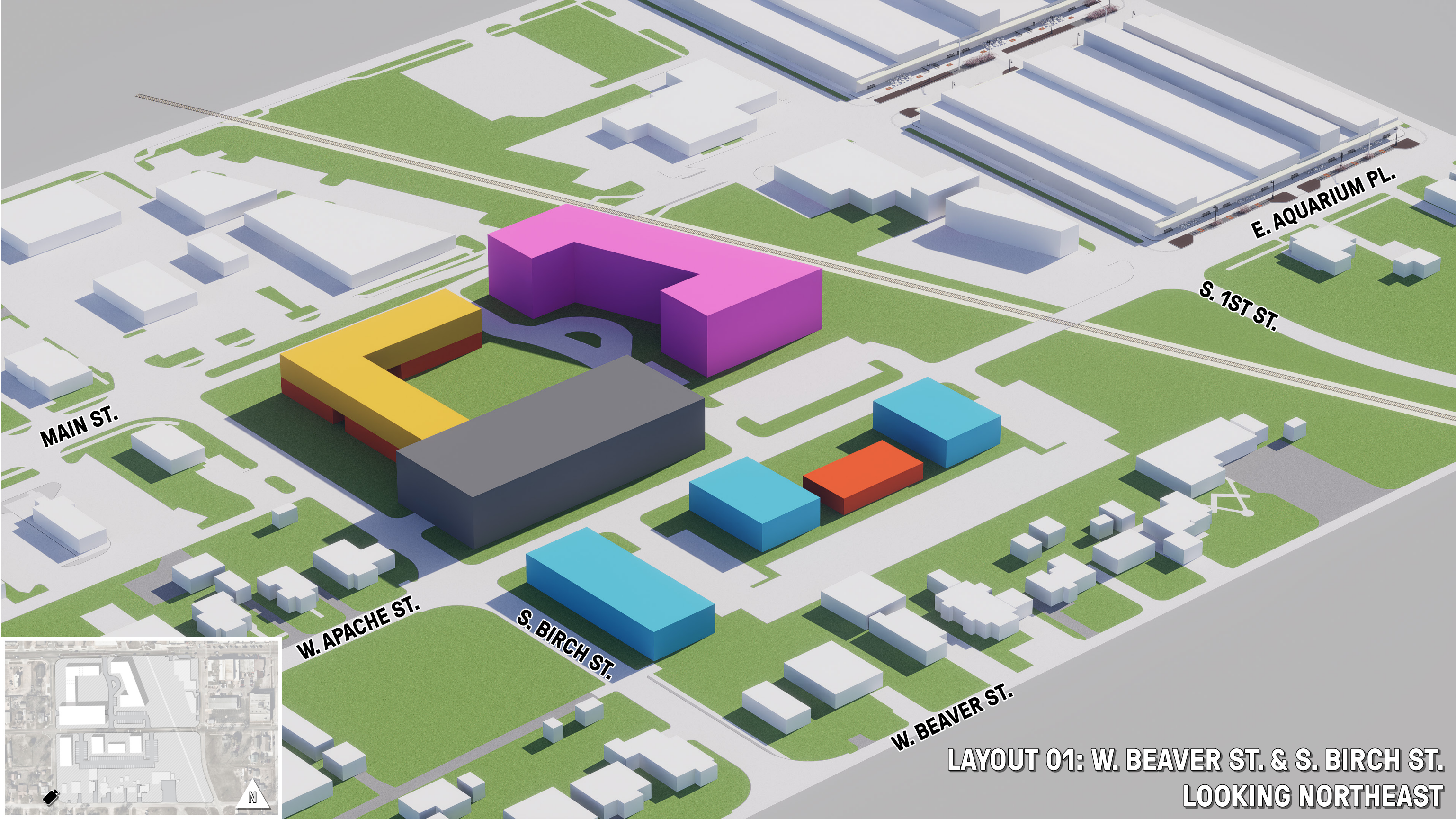


WEST GATEWAY LOT OPTIONS

LAYOUT 01: MAIN ST. & S. BIRCH ST.
LOOKING SOUTHEAST

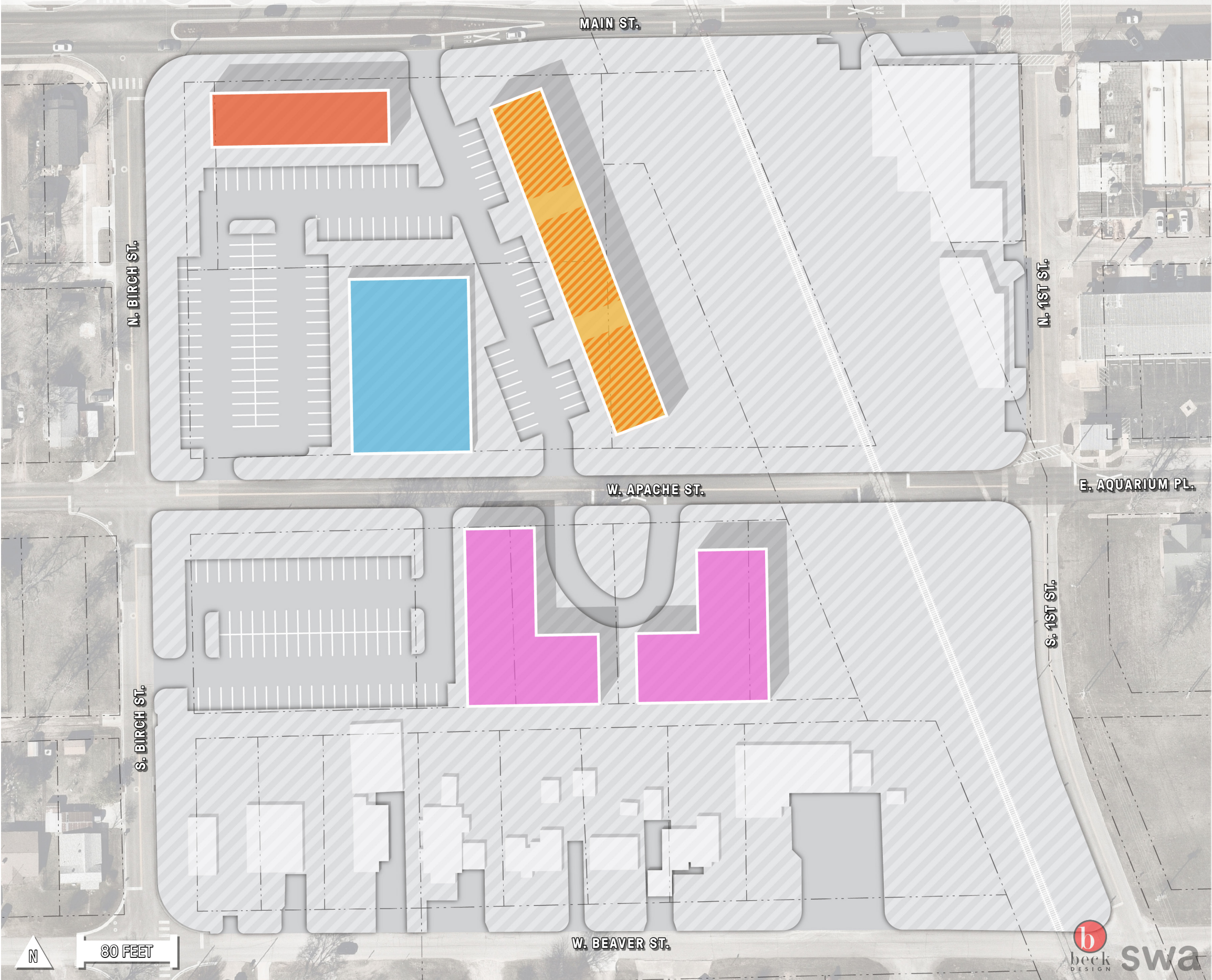


WEST GATEWAY LOT OPTIONS



LAYOUT 01: W. BEAVER ST. & S. BIRCH ST.
LOOKING NORTHEAST

WEST GATEWAY LOT OPTIONS



W GATEWAY BLOCKS
LAYOUT OPTION 02

BUILDING USAGE METRICS

	GFA	GLA
RETAIL	17,200 SF	12,900 SF
RESIDENTIAL	38,000 SF	28,500 SF
OFFICE	13,600 SF	10,200 SF
HOTEL	80,000 SF	60,000 SF

PARKING METRICS

	STALLS
SURFACE LOT PARKING	206
STRUCTURE PARKING	-
TOTAL PARKING	206

WEST GATEWAY LOT OPTIONS

JENKS DOWNTOWN MASTERPLAN	Library	GLA (Sq. Ft.)	GFA (Sq. Ft.)	Stories / Floor	Avg. Floor Plate (Sq. Ft.)	Number of Units	Parking Ratio	Parking Req	Current Vacancy	% of Recommendation
Lot Mix 2										
Library Lot Mix 2										
Office		10,200	13,600							20%
Office 1 (Build-to-Suit/ Remodel)		10,200	13,600	1	13,600	-	1 per 300	45.33		
Retail		12,900	17,200							32%
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,700	3,600	1	3,600	-	1 per 200	18.00		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,700	3,600	1	3,600	-	1 per 200	18.00		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,700	3,600	1	3,600	-	1 per 200	18.00		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		4,800	6,400	1	6,400	-	1 per 200	32.00		
Residential		28,500	38,000							14%
Multifamily		28,500	38,000	3	12,667	30	2	60.00		
Hotel (Boutique)		60,000	80,000							100%
Hotel		60,000	80,000	4	20,000	80	1 per Room + Staff	100		
Total Required Parking (for above)								291		
Street Parking										
Surface Parking								206		
Total								(85)		

WEST GATEWAY LOT OPTIONS

W GATEWAY BLOCKS
LAYOUT OPTION 02

DESIRABILITY INDEX

- 2 / 5

STREET EDGE CHARACTER
*QUALITY & CONTINUITY
OF BUILDING FACADES*
- 1 / 5

INTERIOR SPATIAL DEFINITION
*OUTDOOR ROOMS CREATED
BY BUILDING EDGES*
- 2 / 5

VARIETY OF SPATIAL TYPES
*PLAZAS, PROMENADES,
ALLEYS, OPEN SPACE, ETC.*
- 2 / 5

SCALE OF DEVELOPMENT
*RELATIVE TO EXISTING
MAIN ST. CHARACTER*
- 2 / 5

CIRCULATION INTEGRATION
*PERMEABILITY WITHIN
EXISTING NETWORKS*
- 2 / 5

DENSITY OF PARKING
*SURFACE VS. STRUCTURE
PARKING IMPLICATIONS*
- 1 / 5

PEDESTRIAN SAFETY
*MINIMIZING PEDESTRIAN
& VEHICULAR CONFLICTS*
- 2 / 5

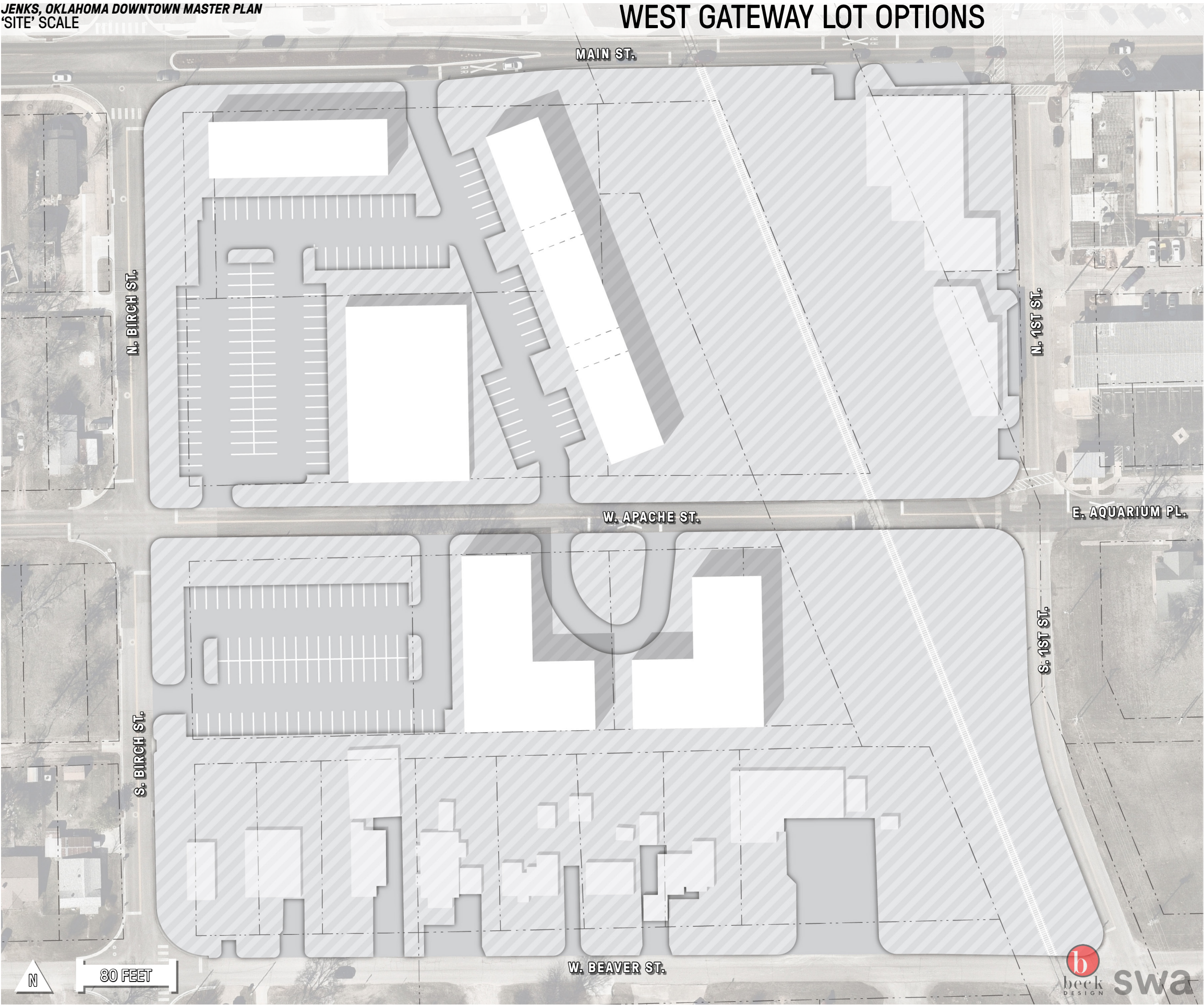
DAYLIGHT & SHADOWS
*ABILITY TO FACILITATE
PROTECTION FROM SUN*
- 3 / 5

BUFFER FROM RAILROAD
*SCREENING OF RAILROAD
NOISE & VISUAL POLLUTION*
- 2 / 5

PERVIOUS COVER
*MAXIMIZING PERMEABILITY
& MITIGATING RUNOFF*

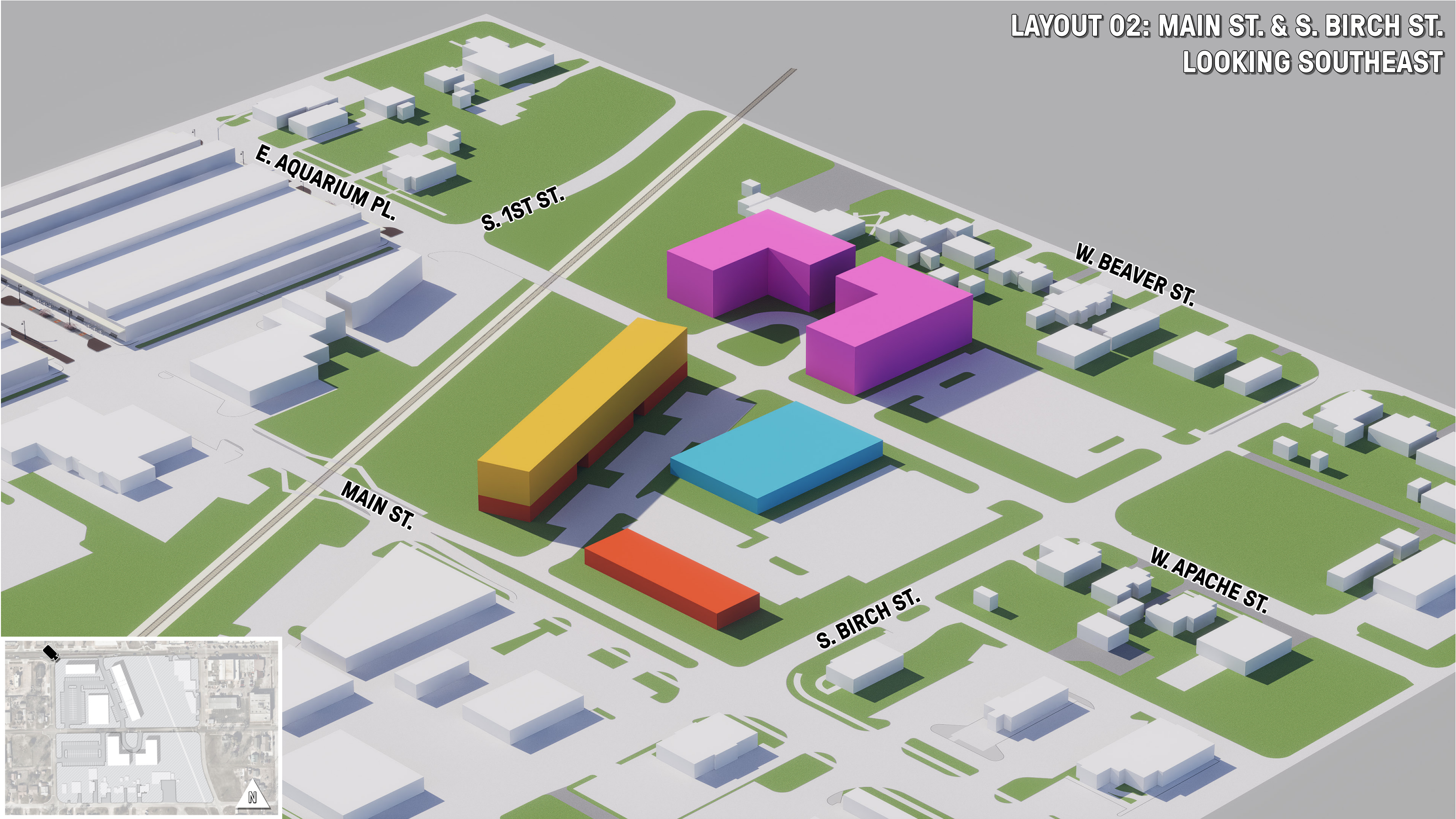
19 / 50 TOTAL SCORE

A SCORE OF 50/ 50 WOULD INDICATE THE
LAYOUT RANKS HIGHEST IN ALL CRITERIA

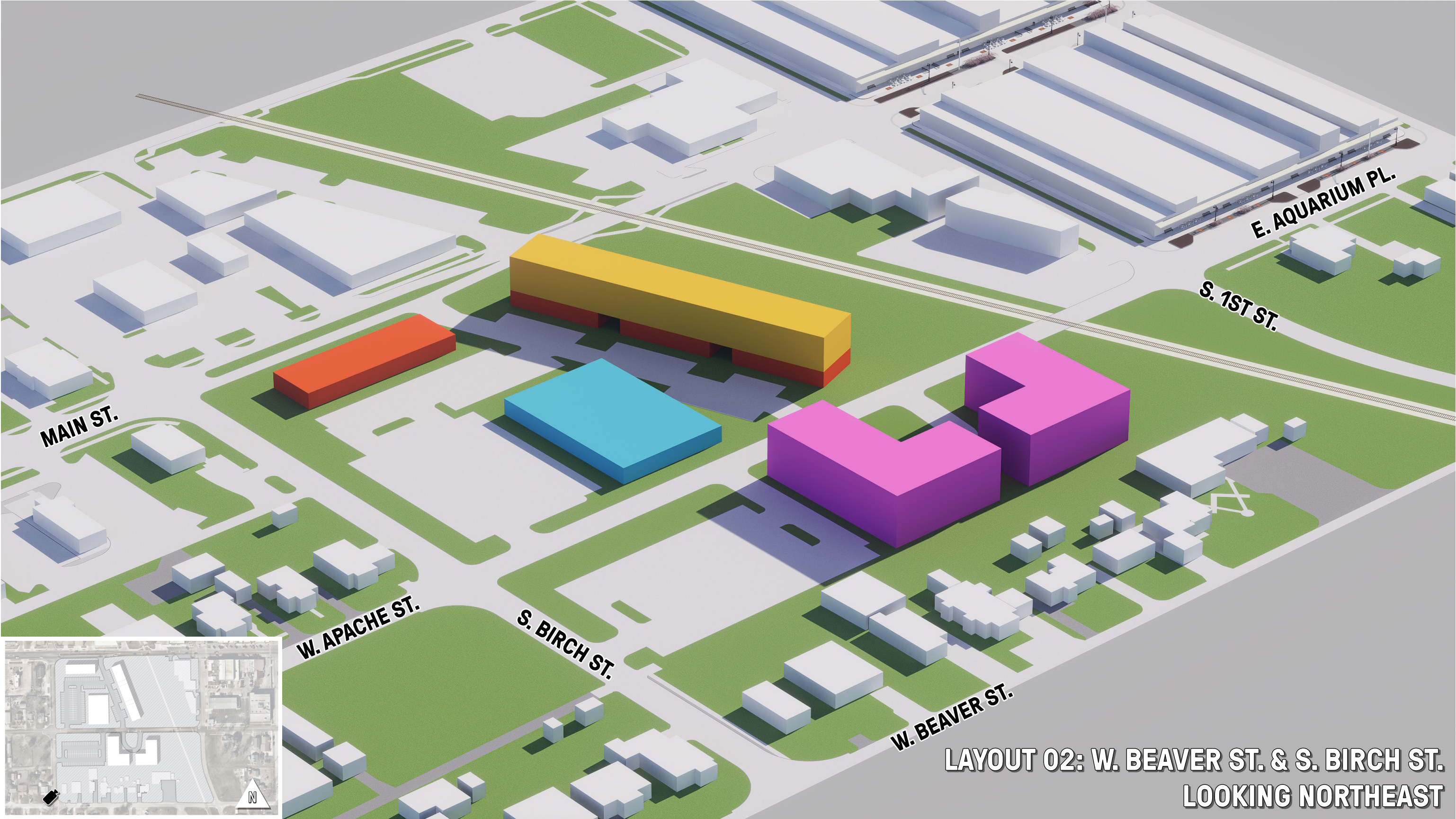


WEST GATEWAY LOT OPTIONS

LAYOUT 02: MAIN ST. & S. BIRCH ST.
LOOKING SOUTHEAST

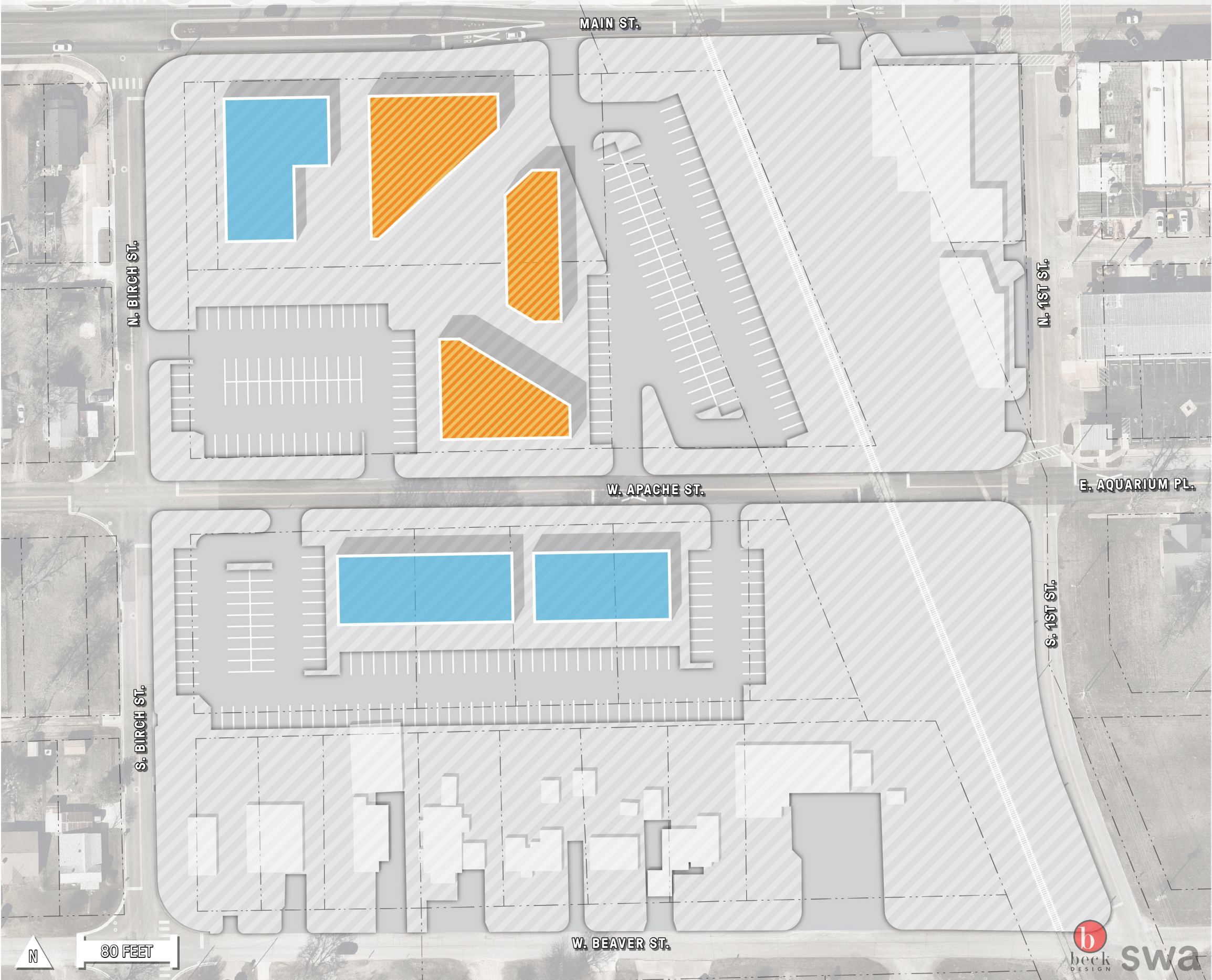


WEST GATEWAY LOT OPTIONS



LAYOUT 02: W. BEAVER ST. & S. BIRCH ST.
LOOKING NORTHEAST

WEST GATEWAY LOT OPTIONS



W GATEWAY BLOCKS
LAYOUT OPTION 03

BUILDING USAGE METRICS

	GFA	GLA
RETAIL	18,667 SF	14,000 SF
RESIDENTIAL	37,333 SF	28,000 SF
OFFICE	44,000 SF	33,000 SF
HOTEL	-	-

PARKING METRICS

	STALLS
SURFACE LOT PARKING	310
STRUCTURE PARKING	-
TOTAL PARKING	310

WEST GATEWAY LOT OPTIONS

JENKS DOWNTOWN MASTERPLAN Lot Mix 3	Library	GLA (Sq. Ft.)	GFA (Sq. Ft.)	Stories / Floor	Avg. Floor Plate (Sq. Ft.)	Number of Units	Parking Ratio	Parking Req	Current Vacancy	% of Recommendation
PHASE ONE										
Office		33,000	44,000							66%
Office 1 (Build-to-Suit/ Remodel)		12,000	16,000	2	8,000	-	1 per 300	53.33		
Office 2 (Build-to-Suit/ Remodel)		12,000	16,000	2	8,000	-	1 per 300	53.33		
Office 3 (Build-to-Suit/ Remodel)		9,000	12,000	2	6,000	-	1 per 300	40.00		
Retail		14,000	18,667							35%
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		6,000	8,000	1	8,000	-	1 per 200	26.67		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		3,500	4,667	1	4,667	-	1 per 200	15.56		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		4,500	6,000	1	6,000	-	1 per 200	20.00		
Residential		28,000	37,333			36				14%
Multifamily		9,000	12,000	2	6,000	12	2	24.00		
Multifamily		7,000	9,333	2	4,667	8	2	16.00		
Multifamily		12,000	16,000	2	8,000	16	2	32.00		
Hotel (Boutique)		-	-							0%
Hotel		-	-	1	-	80	1 per Room + Staff	-		
Total Required Parking (for above)								281		
Street Parking										
Surface Parking								310		
Total								29		

WEST GATEWAY LOT OPTIONS

W GATEWAY BLOCKS
LAYOUT OPTION 03

DESIRABILITY INDEX

- 3 / 5

STREET EDGE CHARACTER
*QUALITY & CONTINUITY
OF BUILDING FACADES*
- 5 / 5

INTERIOR SPATIAL DEFINITION
*OUTDOOR ROOMS CREATED
BY BUILDING EDGES*
- 4 / 5

VARIETY OF SPATIAL TYPES
*PLAZAS, PROMENADES,
ALLEYS, OPEN SPACE, ETC.*
- 4 / 5

SCALE OF DEVELOPMENT
*RELATIVE TO EXISTING
MAIN ST. CHARACTER*
- 4 / 5

CIRCULATION INTEGRATION
*PERMEABILITY WITHIN
EXISTING NETWORKS*
- 1 / 5

DENSITY OF PARKING
*SURFACE VS. STRUCTURE
PARKING IMPLICATIONS*
- 4 / 5

PEDESTRIAN SAFETY
*MINIMIZING PEDESTRIAN
& VEHICULAR CONFLICTS*
- 4 / 5

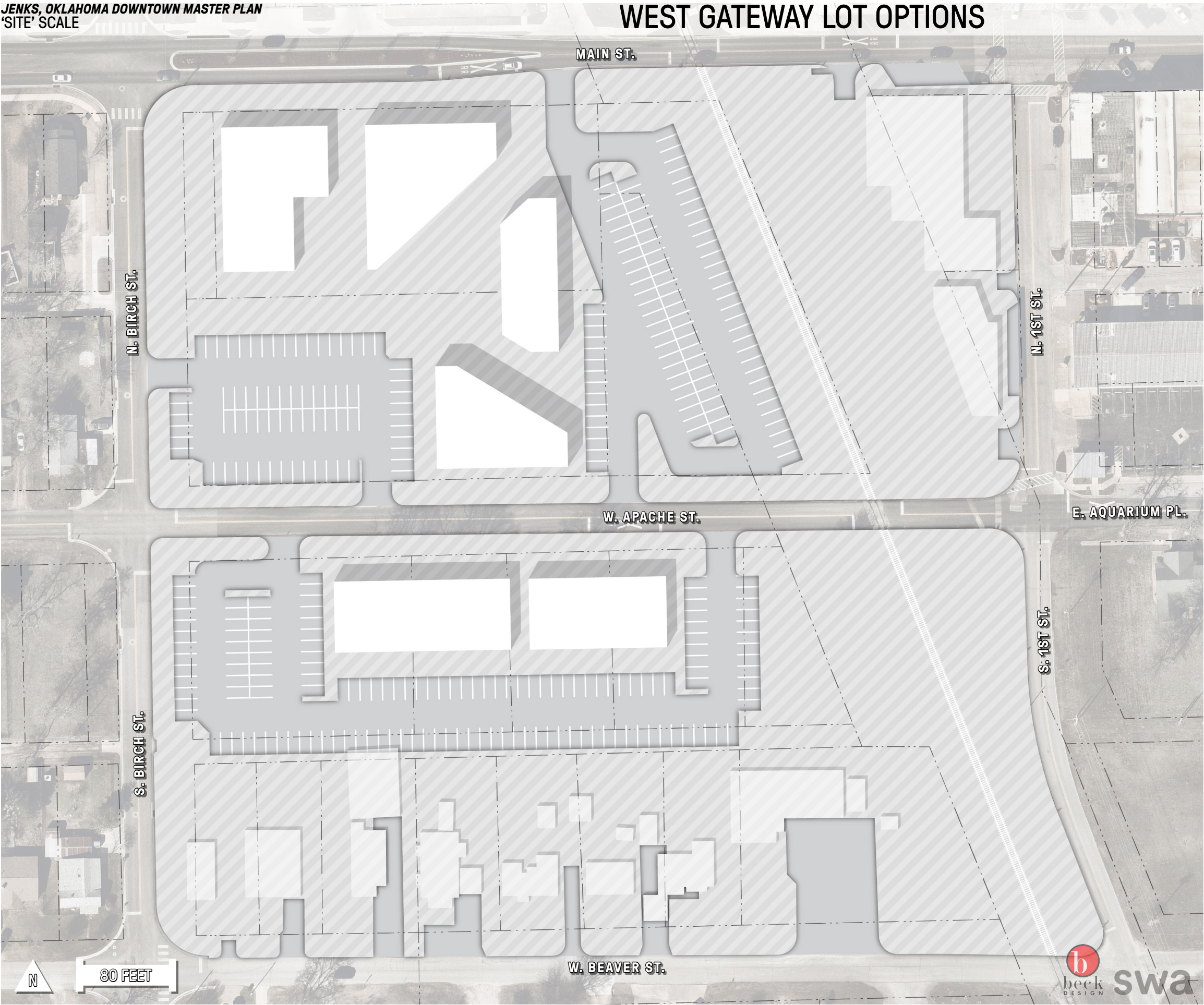
DAYLIGHT & SHADOWS
*ABILITY TO FACILITATE
PROTECTION FROM SUN*
- 4 / 5

BUFFER FROM RAILROAD
*SCREENING OF RAILROAD
NOISE & VISUAL POLLUTION*
- 1 / 5

PERVIOUS COVER
*MAXIMIZING PERMEABILITY
& MITIGATING RUNOFF*

34 / 50 TOTAL SCORE

A SCORE OF 50/ 50 WOULD INDICATE THE
LAYOUT RANKS HIGHEST IN ALL CRITERIA

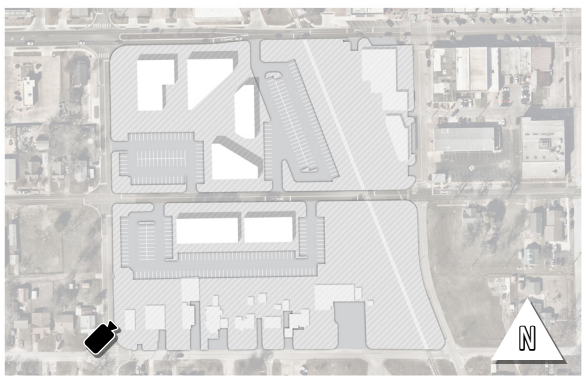
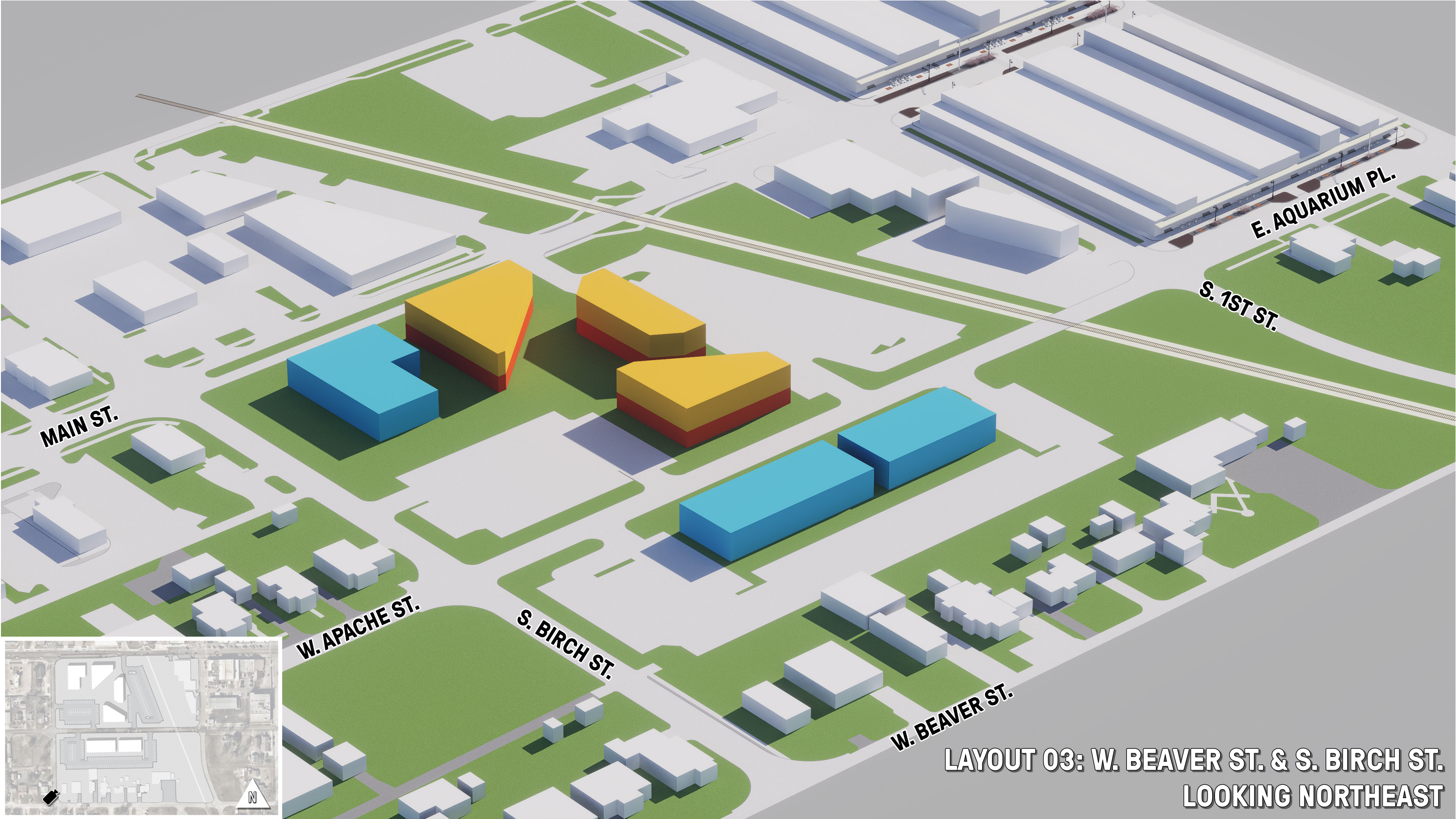


WEST GATEWAY LOT OPTIONS

LAYOUT 03: MAIN ST. & S. BIRCH ST.
LOOKING SOUTHEAST

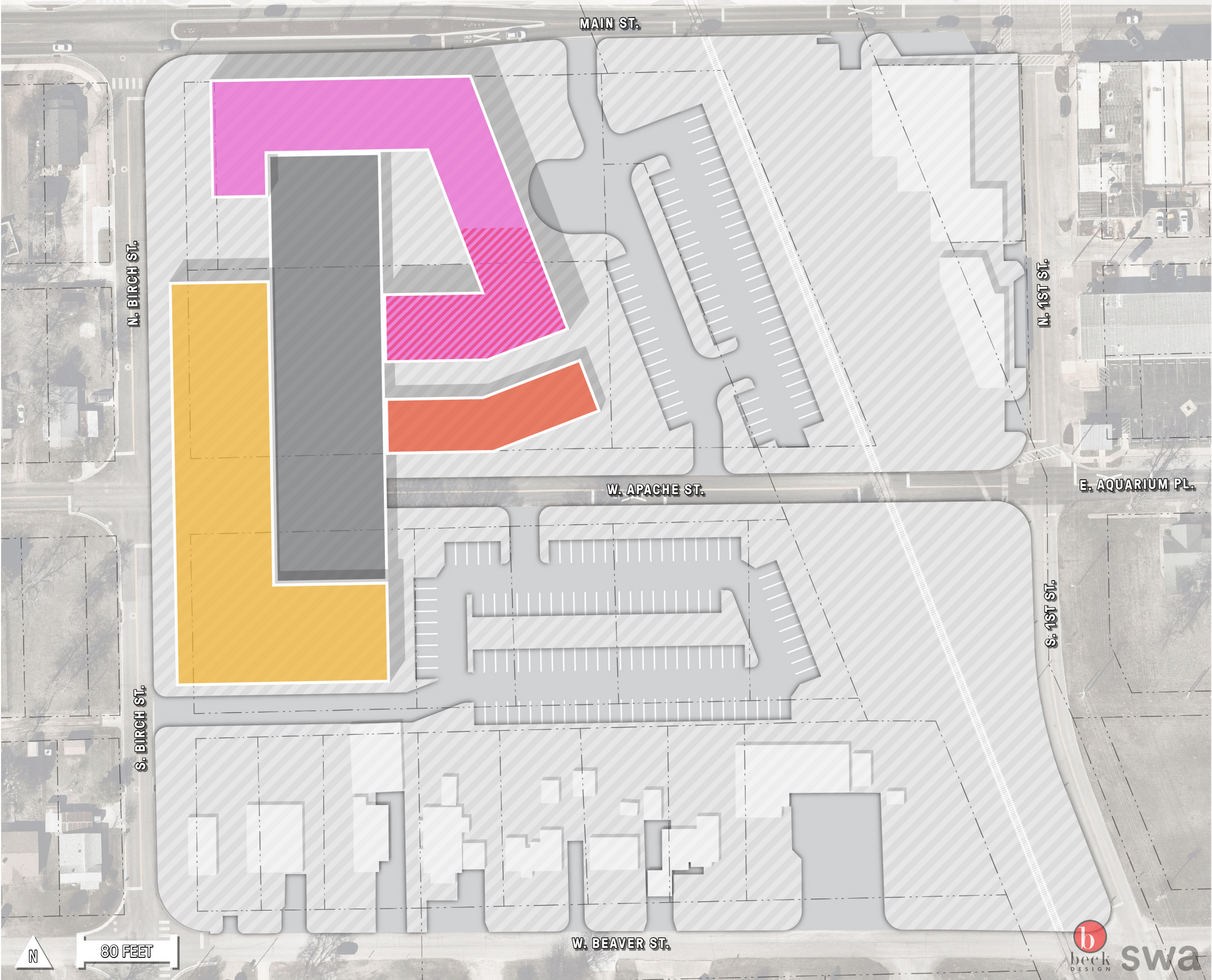


WEST GATEWAY LOT OPTIONS



LAYOUT 03: W. BEAVER ST. & S. BIRCH ST.
LOOKING NORTHEAST

WEST GATEWAY LOT OPTIONS



**W GATEWAY BLOCKS
LAYOUT OPTION 04**

BUILDING USAGE METRICS

	GFA	GLA
RETAIL	18,000 SF	13,500 SF
RESIDENTIAL	98.667 SF	74,000 SF
OFFICE	-	-
HOTEL	118,000 SF	88,500 SF

PARKING METRICS

	STALLS
SURFACE LOT PARKING	183
STRUCTURE PARKING	225
TOTAL PARKING	408

WEST GATEWAY LOT OPTIONS

JENKS DOWNTOWN MASTERPLAN Lot Mix 4	Library	GLA (Sq. Ft.)	GFA (Sq. Ft.)	Stories / Floor	Avg. Floor Plate (Sq. Ft.)	Number of Units	Parking Ratio	Parking Req	Current Vacancy	% of Recommendation
PHASE ONE										
Office		-	-							0%
Office 1		-	-	1	-	-	1 per 300	-		
Retail		13,500	18,000							34%
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		7,500	10,000	1	10,000	-	1 per 200	33.33		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		6,000	8,000	1	8,000	-	1 per 200	26.67		
Residential		74,000	98,667							36%
Multifamily		74,000	98,667	3	32,889	80	2	160.00		
Hotel (Boutique)		88,500	118,000							100%
Hotel		88,500	118,000	4	29,500	110	1 per Room + Staff	130		
Total Required Parking (for above)								350		
Street Parking										
Surface Parking								183		
Garage 3 story								225		
Total								58		

WEST GATEWAY LOT OPTIONS

W GATEWAY BLOCKS
LAYOUT OPTION 04

DESIRABILITY INDEX

- 1 / 5

STREET EDGE CHARACTER
*QUALITY & CONTINUITY
OF BUILDING FACADES*
- 2 / 5

INTERIOR SPATIAL DEFINITION
*OUTDOOR ROOMS CREATED
BY BUILDING EDGES*
- 1 / 5

VARIETY OF SPATIAL TYPES
*PLAZAS, PROMENADES,
ALLEYS, OPEN SPACE, ETC.*
- 1 / 5

SCALE OF DEVELOPMENT
*RELATIVE TO EXISTING
MAIN ST. CHARACTER*
- 1 / 5

CIRCULATION INTEGRATION
*PERMEABILITY WITHIN
EXISTING NETWORKS*
- 3 / 5

DENSITY OF PARKING
*SURFACE VS. STRUCTURE
PARKING IMPLICATIONS*
- 5 / 5

PEDESTRIAN SAFETY
*MINIMIZING PEDESTRIAN
& VEHICULAR CONFLICTS*
- 1 / 5

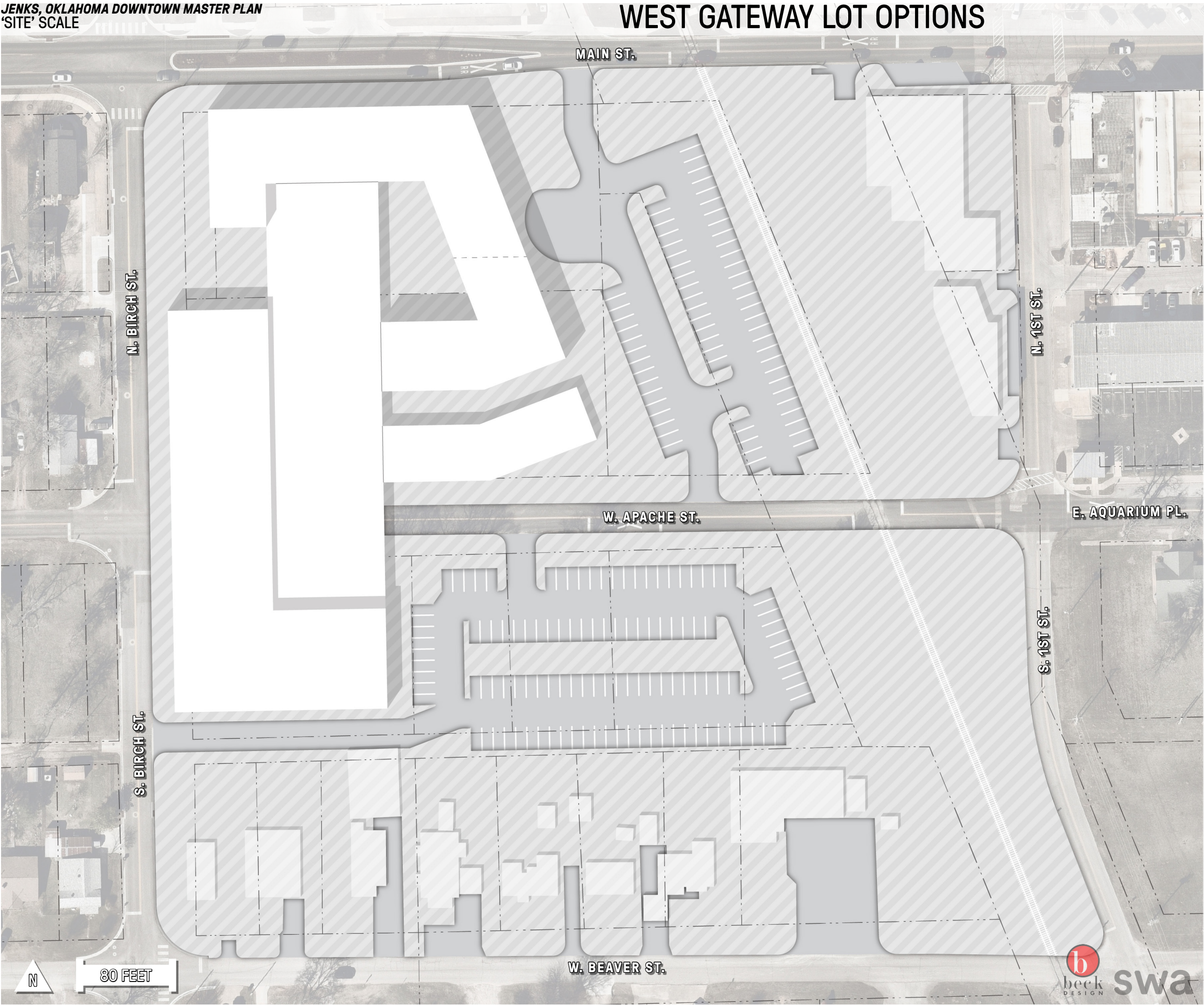
DAYLIGHT & SHADOWS
*ABILITY TO FACILITATE
PROTECTION FROM SUN*
- 1 / 5

BUFFER FROM RAILROAD
*SCREENING OF RAILROAD
NOISE & VISUAL POLLUTION*
- 3 / 5

PERVIOUS COVER
*MAXIMIZING PERMEABILITY
& MITIGATING RUNOFF*

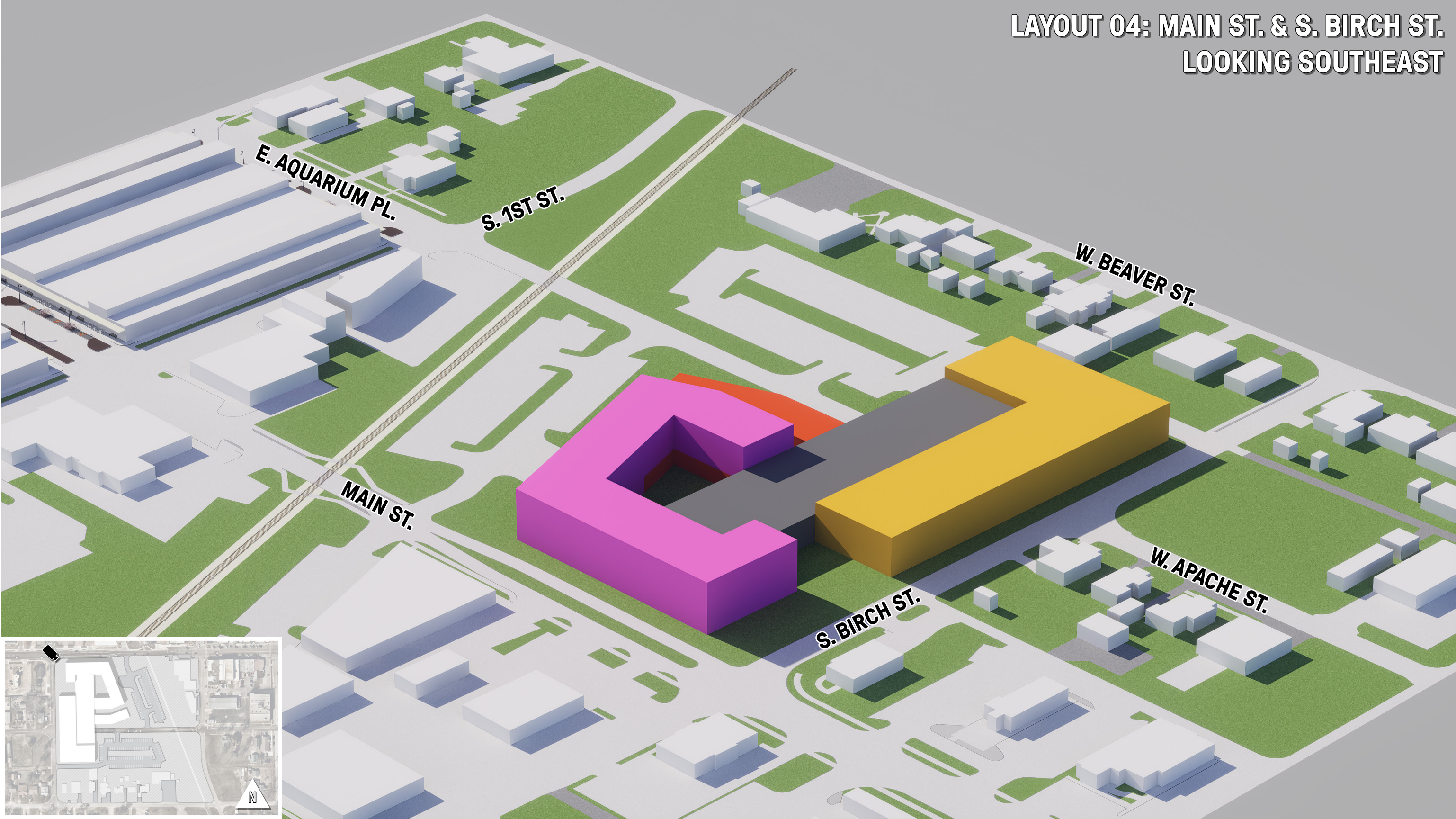
19 / 50 TOTAL SCORE

A SCORE OF 50/ 50 WOULD INDICATE THE
LAYOUT RANKS HIGHEST IN ALL CRITERIA

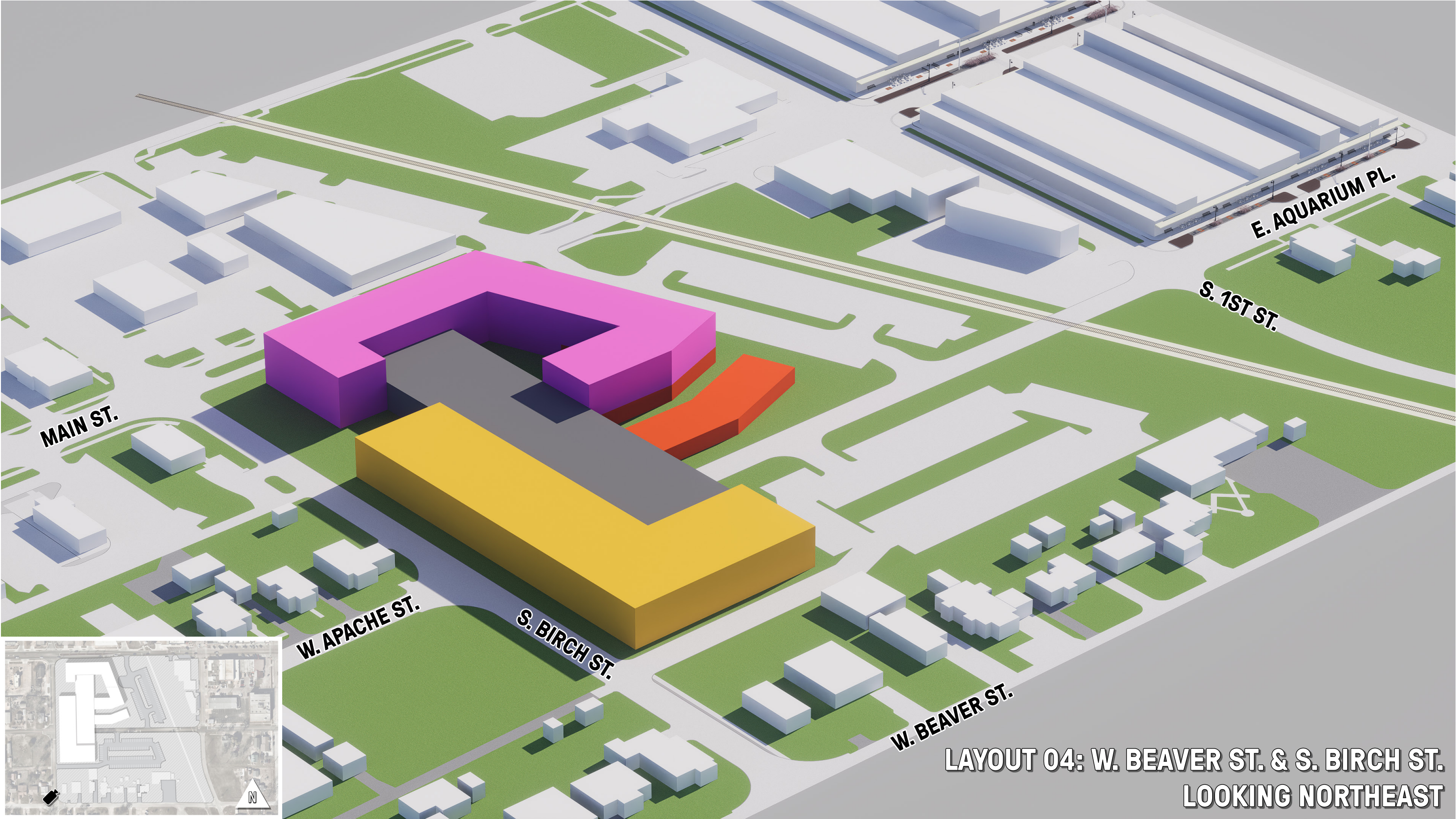


WEST GATEWAY LOT OPTIONS

LAYOUT 04: MAIN ST. & S. BIRCH ST.
LOOKING SOUTHEAST

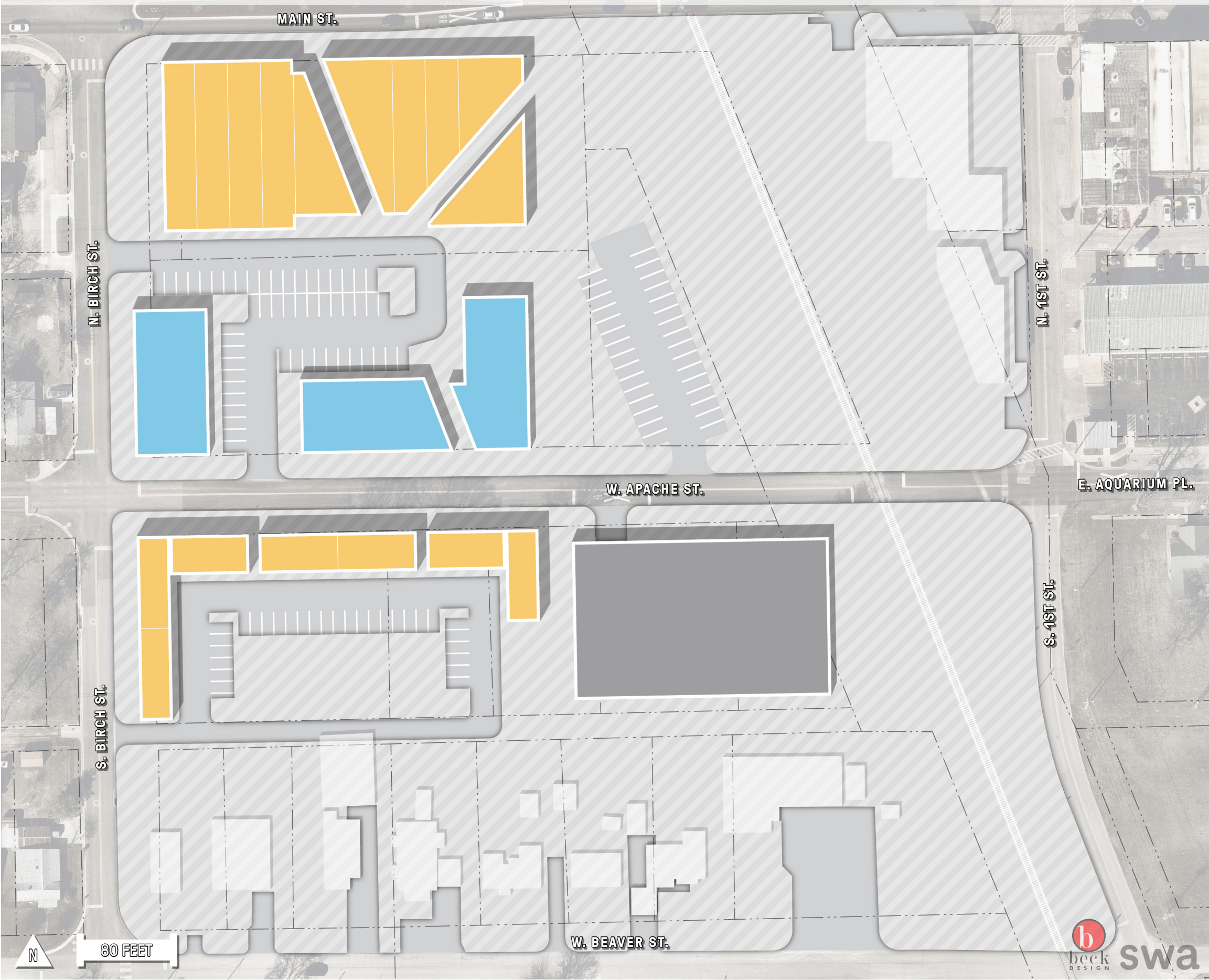


WEST GATEWAY LOT OPTIONS



LAYOUT 04: W. BEAVER ST. & S. BIRCH ST.
LOOKING NORTHEAST

WEST GATEWAY LOT OPTIONS



W GATEWAY BLOCKS
LAYOUT OPTION 05

BUILDING USAGE METRICS

	GFA	GLA
RETAIL	32,000 SF	24,000 SF
RESIDENTIAL	32,000 SF	24,000 SF
OFFICE	26,200 SF	19,650 SF
HOTEL	-	-

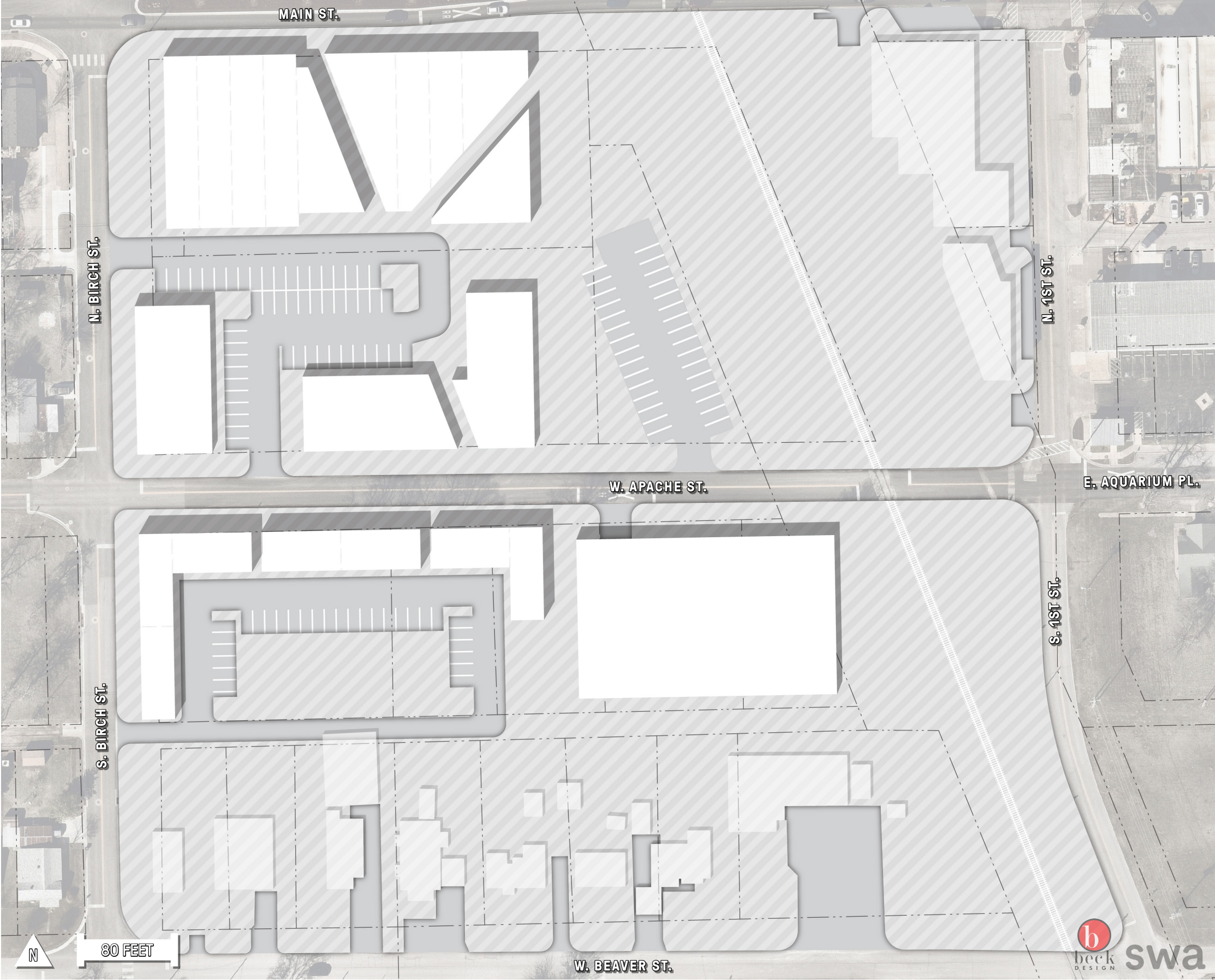
PARKING METRICS

	STALLS
SURFACE LOT PARKING	113
STRUCTURE PARKING	130
TOTAL PARKING	212

WEST GATEWAY LOT OPTIONS

JENKS DOWNTOWN MASTERPLAN	Library	GLA (Sq. Ft.)	GFA (Sq. Ft.)	Stories / Floor	Avg. Floor Plate (Sq. Ft.)	Number of Units	Parking Ratio	Parking Req	Current Vacancy	% of Recommendation
Lot Mix 5										
PHASE ONE										
Office		19,650	26,200							39%
Office 1		4,800	6,400	1	6,400	-	1 per 300	21.33		
Office 2		4,500	6,000	1	6,000	-	1 per 300	20.00		
Office 3		4,500	6,000	1	6,000	-	1 per 300	20.00		
Office 4		5,850	7,800	1	7,800	-	1 per 300	26.00		
Retail		24,000	32,000							60%
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,400	3,200	1	3,200	-	1 per 200	10.67		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,400	3,200	1	3,200	-	1 per 200	10.67		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,400	3,200	1	3,200	-	1 per 200	10.67		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,400	3,200	1	3,200	-	1 per 200	10.67		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,400	3,200	1	3,200	-	1 per 200	10.67		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,700	3,600	1	3,600	-	1 per 200	12.00		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,100	2,800	1	2,800	-	1 per 200	9.33		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		1,650	2,200	1	2,200	-	1 per 200	7.33		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		1,200	1,600	1	1,600	-	1 per 200	5.33		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		1,800	2,400	1	2,400	-	1 per 200	8.00		
Retail / Restaurant (Ground Floor) - Assumes 50/50 Split		2,550	3,400	1	3,400	-	1 per 200	11.33		
Residential		24,000	32,000							12%
Multifamily		24,000	32,000	1	32,000	32	2	64.00		
Hotel (Boutique)		-	-							0%
Hotel		-	-	1	-	-	1 per Room + Staff	-		
Total Required Parking (for above)								258		
Street Parking										
Surface Parking								82		
Garage 2 story								130		
Total								(46)		

WEST GATEWAY LOT OPTIONS



W GATEWAY BLOCKS
LAYOUT OPTION 05

DESIRABILITY INDEX

5 /5	STREET EDGE CHARACTER <i>QUALITY & CONTINUITY OF BUILDING FACADES</i>
3 /5	INTERIOR SPATIAL DEFINITION <i>OUTDOOR ROOMS CREATED BY BUILDING EDGES</i>
5 /5	VARIETY OF SPATIAL TYPES <i>PLAZAS, PROMENADES, ALLEYS, OPEN SPACE, ETC.</i>
5 /5	SCALE OF DEVELOPMENT <i>RELATIVE TO EXISTING MAIN ST. CHARACTER</i>
5 /5	CIRCULATION INTEGRATION <i>PERMEABILITY WITHIN EXISTING NETWORKS</i>
5 /5	DENSITY OF PARKING <i>SURFACE VS. STRUCTURE PARKING IMPLICATIONS</i>
2 /5	PEDESTRIAN SAFETY <i>MINIMIZING PEDESTRIAN & VEHICULAR CONFLICTS</i>
5 /5	DAYLIGHT & SHADOWS <i>ABILITY TO FACILITATE PROTECTION FROM SUN</i>
5 /5	BUFFER FROM RAILROAD <i>SCREENING OF RAILROAD NOISE & VISUAL POLLUTION</i>
5 /5	PERVIOUS COVER <i>MAXIMIZING PERMEABILITY & MITIGATING RUNOFF</i>

45 /50 TOTAL SCORE

A SCORE OF 50/ 50 WOULD INDICATE THE
LAYOUT RANKS HIGHEST IN ALL CRITERIA

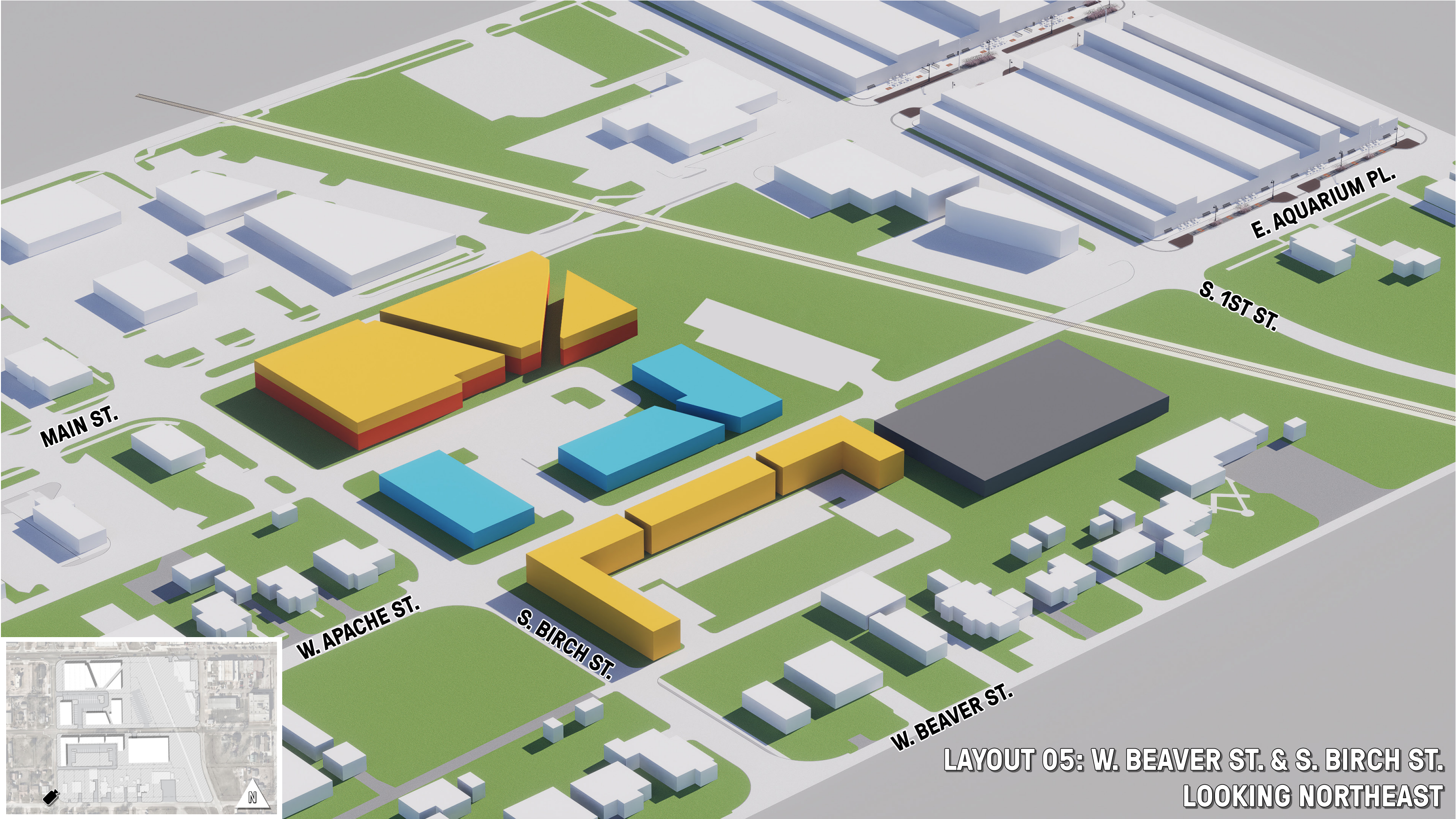


WEST GATEWAY LOT OPTIONS

LAYOUT 05: MAIN ST. & S. BIRCH ST.
LOOKING SOUTHEAST



WEST GATEWAY LOT OPTIONS



LAYOUT 05: W. BEAVER ST. & S. BIRCH ST.
LOOKING NORTHEAST

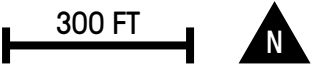
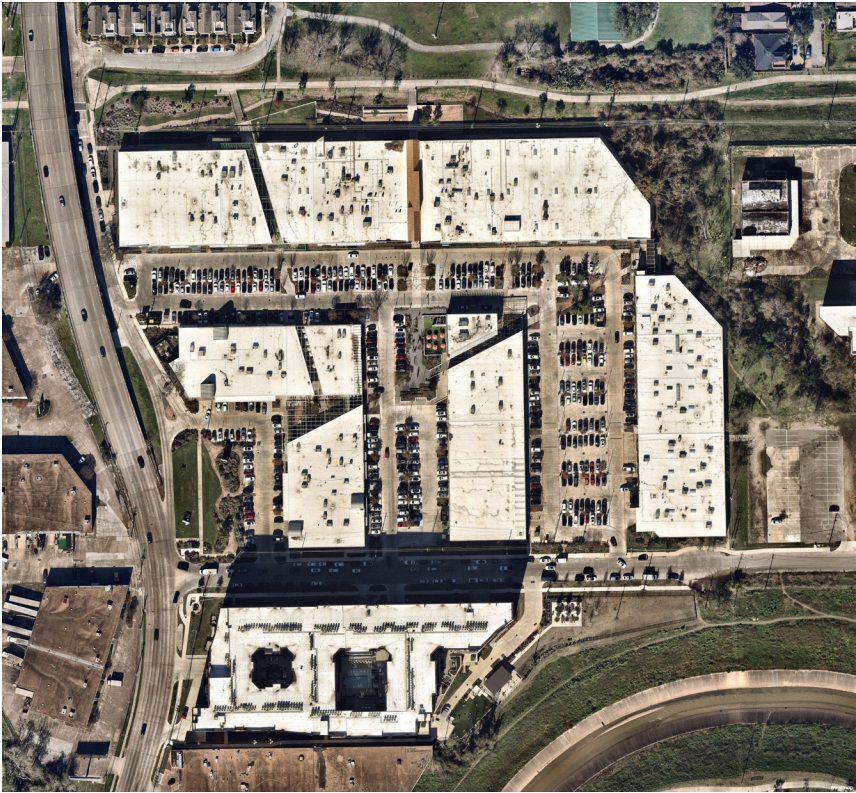
WEST GATEWAY LOT OPTIONS
'SITE' SCALE PRECEDENTS

W GATEWAY BLOCKS
JENKS, OKLAHOMA



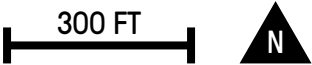
1 INCH = 300 FT

M-K-T HEIGHTS
HOUSTON, TEXAS



1 INCH = 300 FT

HEIGHTS MERCANTILE
HOUSTON, TEXAS



1 INCH = 300 FT

WEST GATEWAY LOT OPTIONS
'SITE' SCALE PRECEDENTS

M-K-T HEIGHTS



WEST GATEWAY LOT OPTIONS
'SITE' SCALE PRECEDENTS

HEIGHTS MERCANTILE



WEST GATEWAY LOT OPTIONS
'SITE' SCALE PRECEDENTS
M-K-T HEIGHTS



40 FT N

WEST GATEWAY LOT OPTIONS
'SITE' SCALE PRECEDENTS
HEIGHTS MERCANTILE



WEST GATEWAY LOT OPTIONS
'SITE' SCALE PRECEDENTS
M-K-T HEIGHTS



WEST GATEWAY LOT OPTIONS
'SITE' SCALE PRECEDENTS
HEIGHTS MERCANTILE





JENKS DOWNTOWN MASTER PLAN

ORDINANCE NO. 1688

AN ORDINANCE ADOPTING AN EMPLOYEE RETIREMENT SYSTEM, DEFINED BENEFIT PLAN FOR THE **CITY OF JENKS, JENKS PUBLIC WORKS AUTHORITY & JENKS AQUARIUM AUTHORITY**, OKLAHOMA; PROVIDING RETIREMENT BENEFITS FOR ELIGIBLE EMPLOYEES OF CITY OF JENKS, OKLAHOMA; PROVIDING FOR PURPOSE AND ORGANIZATION; PROVIDING FOR DEFINITIONS; PROVIDING FOR ELIGIBILITY AND PARTICIPATION; PROVIDING FOR EMPLOYER AND EMPLOYEE CONTRIBUTIONS; PROVIDING FOR ACCOUNTING, ALLOCATION, AND VALUATION; PROVIDING BENEFITS; PROVIDING FOR REQUIRED NOTICE; PROVIDING FOR AMENDMENTS AND TERMINATION; PROVIDING FOR TRANSFER TO AND FROM OTHER PLANS; CREATING A COMMITTEE AND PROVIDING FOR POWERS, DUTIES, AND RIGHTS OF COMMITTEE; PROVIDING FOR PAYMENT OF CERTAIN OBLIGATIONS; PROVIDING FOR DURATION AND PAYMENT OF EXPENSES; PROVIDING FOR EFFECTIVE DATE; PROVIDING FOR VESTING SCHEDULES; PROVIDING FOR A FUND TO FINANCE THE SYSTEM TO BE POOLED WITH OTHER INCORPORATED CITIES, TOWNS AND THEIR AGENCIES AND INSTRUMENTALITIES FOR PURPOSES OF ADMINISTRATION, MANAGEMENT, AND INVESTMENT AS PART OF THE OKLAHOMA MUNICIPAL RETIREMENT FUND; PROVIDING FOR PAYMENT OF ALL CONTRIBUTIONS UNDER THE SYSTEM TO THE OKLAHOMA MUNICIPAL RETIREMENT FUND FOR MANAGEMENT AND INVESTMENT; PROVIDING FOR NON-ALIENATION OF BENEFITS; ADOPTING THOSE AMENDMENTS MANDATED BY THE INTERNAL REVENUE CODE; PROVIDING FOR EMPLOYER PICKUP OF MANDATORY CONTRIBUTIONS; PROVIDING FOR REPEALER AND SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF JENKS, OKLAHOMA:

Section 1. That pursuant to the authority conferred by the laws of the State of Oklahoma, and for the purpose of encouraging continuity and meritorious service on the part of City employees and thereby promote public efficiency, there is hereby authorized created, established, and approved and adopted, effective as of **August 1, 2026**, the funded Plan designated "Employee Retirement System of the City of Jenks, Jenks Public Works Authority & Jenks Aquarium Authority Defined Benefit Plan," (hereinafter called System), an executed counterpart of which is marked Exhibit "A" (Joinder Agreement) and Exhibit "B" (Defined Benefit Master Plan) and attached hereto as part hereof.

Section 2. ADMINISTRATION. For the purpose of administration the System there is hereby established a Committee, which shall be the members of the City Council of City of Jenks, Oklahoma, as now existing or as from time to time duly elected or appointed and constituted. The powers and duties of the Committee shall be as set forth in the System instrument attached hereto as Exhibit "B".

Section 3. FUND. A fund is hereby provided for the exclusive use and benefit of the persons entitled to benefits under the System. All contributions to such fund shall be paid over to and received in trust for such purpose by the City. Such Fund shall be pooled for purposes of management and investment with similar funds of other incorporated cities, towns, and municipal trusts in the State of Oklahoma as a part of the Oklahoma Municipal Retirement Fund in

accordance with the trust agreement of the Oklahoma Municipal Retirement Fund, a public trust. The City shall hold such contributions in the form received, and from time to time pay over and transfer the same to the Oklahoma Municipal Retirement Fund, as duly authorized and directed by the Board of Trustees. The Fund shall be nonfiscal and shall not be considered in computing any levy when the annual estimate is made to the County Excise Board.

Section 4. APPROPRIATIONS. The City of Jenks, Oklahoma, is hereby authorized to incur the necessary expenses for the establishment, operation, and administration of the System, and to appropriate and pay the same. In addition, the City of Jenks, Oklahoma, is hereby authorized to appropriate annually such amounts as are required in addition to employee contributions to maintain the System and the Fund in accordance with the provisions of the Defined Benefit Plan. Any appropriation so made to maintain the System and Fund shall be for deferred wages or salaries, and for the payment of necessary expenses of operation and administration to be transferred to the trustees of the Oklahoma Municipal Retirement Fund for such purposes and shall be paid into the Fund when available, to be duly transferred to the Oklahoma Municipal Retirement Fund.

Section 5. SPECIAL INCOME TAX TREATMENT FOR CONTRIBUTIONS UNDER IRC414. The Plan contains provisions which are intended to constitute a pick-up program by the Employer which satisfies the requirements of section 414(h)(2) of the Internal Revenue Code of 1986 (the "Code"); and the Plan, be, and it is, approved and adopted as of the date therein stated; and Mandatory Contributions (as defined in the Plan) are designated "picked-up" by the employer so as to not be included in Plan Participants' gross income for Federal income tax purposes as provided in Section 414(h)(2) of the Code. All Mandatory Contributions are to be paid by the employer in lieu of contributions by the Plan Participant. No Participant in the Plan shall have the option of choosing to receive the amounts of Mandatory Contributions directly in lieu of having such amounts paid by the employer to the Trustees of the Plan.

Section 6. EXECUTION. The Mayor and City Clerk be and they are each hereby authorized and directed to execute (in counterparts, each of which shall constitute an original) the System instrument, and to do all other acts and things necessary, advisable, and proper to put said System and related trust into full force and effect, and to make such changes therein as may be necessary to qualify the same under Sections 401(a) and 501(a) of the Internal Revenue Code of the United States. The counterpart attached hereto as Exhibit "A" and Exhibit "B", which has been duly executed as aforesaid simultaneously with the passage of this Ordinance and made a part hereof, is hereby ratified and confirmed in all respects.

This Committee is hereby authorized and directed to proceed immediately on behalf of the City of Jenks, Oklahoma, to pool and combine the Fund into the Oklahoma Municipal Retirement Fund as a part thereof, with similar funds of such other cities and towns, for purposes of pooled management and investment.

Section 7. REPEALER. Any Ordinance inconsistent with the terms and provisions of this Ordinance is hereby repealed, provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this Ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this Ordinance.

Section 8. SEVERABILITY. If, regardless of cause, any section, subsection, paragraph, sentence or clause of this Ordinance, including the System as set forth in Exhibit “A” and Exhibit “B”, is held invalid or to be unconstitutional, the remaining sections, subsections, paragraphs, sentences, or clauses shall continue in full force and effect and shall be construed thereafter as being the entire provisions of this Ordinance.

*****END*****

The undersigned hereby certifies that the foregoing Ordinance was introduced before the City Council of the City of Jenks on the _____ day of _____, 20_____, and was duly adopted and approved by the Mayor and City Council, on the _____ day of _____, 20_____, after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et. seq.).

City of Jenks

By _____
Mayor

ATTEST:

Clerk

Approved as to form and legality on _____, _____.

CITY ATTORNEY

AN ORDINANCE OF THE CITY OF JENKS, OKLAHOMA

ORDINANCE NO. 1689

AN ORDINANCE AMENDING THE EMPLOYEE RETIREMENT SYSTEM, DEFINED CONTRIBUTION PLAN FOR THE CITY OF JENKS, JENKS PUBLIC WORKS AUTHORITY & JENKS AQUARIUM AUTHORITY; PROVIDING RETIREMENT BENEFITS FOR ELIGIBLE EMPLOYEES OF THE CITY OF JENKS, OKLAHOMA, JENKS PUBLIC WORKS AUTHORITY & JENKS AQUARIUM AUTHORITY; PERTAINING TO CONTRIBUTIONS BY EMPLOYER; PROVIDING FOR REPEALER AND SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA.

Section 1. **AMENDATORY.** The Employee Retirement System, Defined Contribution Plan, of the **City of Jenks, Jenks Public Works Authority & Jenks Aquarium Authority**, Oklahoma, is hereby amended as reflected on the attached Exhibit "A", which is incorporated herein and adopted by reference. These amendments shall become effective on **August 1, 2026**. Prior to this restatement of the Plan the name of the Plan was the "City of Jenks Plan"

Section 2. **EXECUTION AUTHORIZATION.** The Clerk and Mayor be and they are hereby authorized and directed to execute the amended Retirement System Plan documents and to do all the other acts necessary to put said amendment into effect and to maintain IRS qualification of the Plan. The executed amended document attached hereto as Exhibit "A" is hereby ratified and confirmed in all respects.

Section 3. **SEVERABILITY.** If, regardless of cause, any section, subsection, paragraph, sentence, or clause of this ordinance, including the System as set forth in Exhibit "A" is held invalid or to be unconstitutional, the remaining sections, subsections, paragraphs, sentences, or clauses shall continue in full force and effect and shall be construed thereafter as being the entire provisions of this ordinance.

Section 4. **REPEALER.** Any ordinance inconsistent with the terms and provisions of this ordinance is hereby repealed; provided, however, that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

END

The foregoing ordinance was introduced before the City Council on the _____ day of _____, _____, and was duly adopted and approved by the Mayor and City Council on the _____ day of _____, _____, after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et. seq.).

ATTEST:

MAYOR

CLERK

Approved as to form and legality on _____, _____.

ATTORNEY

Resolution No. 902

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA
ADOPTING AMENDMENTS TO THE ANNUAL REVENUES AND APPROPRIATIONS FOR
THE BUDGET OF THE CITY OF JENKS, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE
30, 2026.**

WHEREAS, the City of Jenks has unexpected expenditures which have not been appropriated in the budget for fiscal year 2025-2026; and

WHEREAS, the City of Jenks has unexpended unencumbered cash balances on hand for the fiscal year 2025-2026; and

WHEREAS, the City of Jenks is required to make supplemental appropriations for revenue sources and expenditures not appropriated in the budget;

NOW THEREFORE BE IT RESOLVED by the City of Jenks that the following supplemental appropriations be made:

City of Jenks – Operating Fund (Fund 10)

Revenue: Fund Balance	\$1,975,023
Expenditure: 10-231-5250 – Contractual Services	\$1,975,023

PASSED BY THE CITY COUNCIL OF THE CITY OF JENKS, Oklahoma, and signed by the Chairman this 23rd day of June 2026.

Mayor

Attest:

Brandon Macy, City Clerk

Approved as to form:

Teresa Nowlin, City Attorney

Resolution No. 903

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JENKS, OKLAHOMA
ADOPTING AMENDMENTS TO THE ANNUAL REVENUES AND APPROPRIATIONS FOR
THE BUDGET OF THE CITY OF JENKS, OKLAHOMA, FOR FISCAL YEAR ENDING JUNE
30, 2026.**

WHEREAS, the City of Jenks has unexpected expenditures which have not been appropriated in the budget for fiscal year 2025-2026; and

WHEREAS, the City of Jenks has unexpended unencumbered cash balances on hand for the fiscal year 2025-2026; and

WHEREAS, the City of Jenks is required to make supplemental appropriations for revenue sources and expenditures not appropriated in the budget;

NOW THEREFORE BE IT RESOLVED by the City of Jenks that the following supplemental appropriations be made:

City of Jenks – Operating Fund (Fund 10)

Revenue: Fund Balance	\$320,000
Expenditure: 10-231-5242 – Materials and Supplies	\$150,000
Expenditure: 10-231-5250 – Contractual Services	\$170,000

PASSED BY THE CITY COUNCIL OF THE CITY OF JENKS, Oklahoma, and signed by the Chairman this 23rd day of June 2026.

Mayor

Attest:

Brandon Macy, City Clerk

Approved as to form:

Teresa Nowlin, City Attorney